

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT

AMENDING OR MINOR PLAT PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE SPECIFIC USE PERMIT PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL

VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES



DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

) }	AFF	USE	DIVL	7	-
1	AMM	INC !	70	SIAILA	CAC

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

Notary ID129935855

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE	APPROPRIATE BOX BELO	W TO INDICATE THE TYP	E OF DEVELOPMENT REC	DUEST ISELECT	ONLY ONE BOX	n.	
PLATTING APPLI MASTER PLAT PRELIMINARY FINAL PLAT (\$ REPLAT (\$300. AMENDING OF PLAT REINSTA	CATION FEES: (\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 300.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 R MINOR PLAT (\$150.00) ITEMENT REQUEST (\$100.00) ICATION FEES:	RE)1	ZONING APPLIC ZONING CHA SPECIFIC US PD DEVELOR OTHER APPLIC, TREE REMOVING VARIANCE R	CATION FEES: NGE (\$200.00 + E PERMIT (\$200 PMENT PLANS (\$ ATION FEES: VAL (\$75.00) EQUEST/SPECIA	\$15.00 ACRE) ¹ .00 + \$15.00 AC .200.00 + \$15.00 AL EXCEPTIONS	RE) 1 8 2 ACRE) 1 6 (\$100.00) 2	
☐ SITE PLAN (\$2	50.00 + \$20.00 ACRE) ¹ E PLAN/ELEVATIONS/LAND	SCAPING PLAN (\$100.00)	2: A \$1,000.00 FEE W	FOR REQUESTS ON LI	ESS THAN ONE ACRE	E WHEN MULTIPLYING BY , ROUND UP TO ONE (1) AC EE FOR ANY REQUEST T E TO AN APPROVED BUILD	RE.
PROPERTY INF	ORMATION [PLEASE PRI	NT]					
ADDRES	950 & 962 E. I	Ralph Hall Pkwy.	Rockwall, TX 75	032			
SUBDIVISIO	N ROCKWALL B	USINESS PARK E	AST	LOT	13	BLOCK	
GENERAL LOCATIO	RALPH HAL	L PKWY, TX					
ZONING, SITE P	LAN AND PLATTING		EASE DOINTI			0000 700 200 0 000 000 0	
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PROPOSED ZONING	G		PROPOSED USE				
ACREAG	2.649	LOTS [CURRE		LOTS	S [PROPOSED]		
TIL OTTIO	D PLATS: BY CHECKING THIS APPROVAL PROCESS, AND F. DENIAL OF YOUR CASE.	S BOX YOU ACKNOWLEDGE AILURE TO ADDRESS ANY (E THAT DUE TO THE PASSA OF STAFF'S COMMENTS BY	AGE OF <u>HB3167</u> T THE DATE PROVI	HE CITY NO LON DED ON THE DEV	IGER HAS FLEXIBILITY VELOPMENT CALENDA	Y WITH R WILL
OWNER/APPLIC	ANT/AGENT INFORM	ATION [PLEASE PRINT	CHECK THE PRIMARY CONT	ACT/ORIGINAL SI	GNATURES ARE	REQUIREDI	
☑ OWNER	BUFFALO COUNTRY	PROPERTIES LLC	M APPLICANT			al Estate LLC.	
CONTACT PERSON	Rajesh Malviya		CONTACT PERSON	Dnyanada Ne			
ADDRESS	12050 Research Ro		ADDRESS	811 S Centra	al Expressway	, Suite 306	
	#9305						
CITY, STATE & ZIP	Frisco, TX 75033		CITY, STATE & ZIP	Richardson,	TX- 75080		
PHONE	214-454-6944		PHONE	214-396-37	37		
E-MAIL	nrmalviya@yahoo.c	om	E-MAIL	pm@srcland	building.com		
NOTARY VERIFICATION BEFORE ME, THE UNDER STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THI ION ON THIS APPLICATION TO	S DAY PERSONALLY APPEA BE TRUE AND CERTIFIED T	RED Mona ac HE FOLLOWING:	garwal	[OWNER]	THE UNDERSIGNED,	WHO
INFORMATION CONTAINE	I AM THE OWNER FOR THE PUI TO COVER THE 20 15 BY SIGN D WITHIN THIS APPLICATION, IF	NING THIS APPLICATION, I AG TO THE PUBLIC: THE CITY	GREE THAT THE CITY OF ROC IS ALSO AUTHORIZED AND	OF ROCKWALL ON CKWALL (I.E. "CITY")	THIS THE	AND PERMITTED TO PE	AY OF
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THI	STHE 4 DAY OF M	arch 2025	5 12	15/26		
NOTARY PUBLIC IN AND	OWNER'S SIGNATURE FOR THE STATE OF TEXAS	Mona Ag	arwal		SUNT PURE	Jenny Marie Bro My Commission Exp	

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 7508



February 06, 2025

City Planner
Planning & Zoning Department
City of Rockwall
385 S. Goliad St
Rockwall, Texas 75087

Re: Variance Request for Screening from Residential – Pinnacle Montessori Academy of Rockwall at 950 & 962 E Ralph Hall Pkwy, Rockwall, TX (SP2024-14)

As part of the Site Plan for the above-mentioned project, we are proposing a change in the screening wall between our development and the adjacent residential property located south of this project. Following UDC Guidelines, Article 8, Section 05.02 (B), we are proposing an acceptable alternative to the masonry by installing a wrought iron fence with three (3) tiered vegetative screening.

Our mission is to promote green design across all our schools. A wrought iron fence will provide better air circulation, the three (3) tiered vegetative screening will serve as a sound barrier and also offer a more aesthetically pleasing view while still maintaining boundary definition and privacy. Landscaping with trees and shrubs contributes to better air quality and water absorption, reducing runoff compared to an impervious masonry structure. Additionally, an iron fence with landscape buffer is easier to maintain, and repair compared to a brick masonry wall. Any savings from this initiative will be invested in better playground equipment.

For replacing the masonry wall with the wrought iron fence, we are proposing the following option available per UDC guidelines:

Wrought iron fence of minimum six (6) feet in height on property line and three (3) tiered vegetative screening in 20 feet landscape buffer. The 20 feet landscape buffer will be of two (2) rows of evergreen accent trees 20 feet offset and canopy trees at 20 feet center to center.

We have revised our site plan and the landscape plan following the UDC Guidelines to ensure proper screening from the residential property.

As our proposal is within the guidelines of the UDC and not expected to have any adverse impact on project aesthetics, the quality of life and the surrounding environment, we request the City to grant us the variance. We would also like to receive City's input about which of the above two options would be preferable.

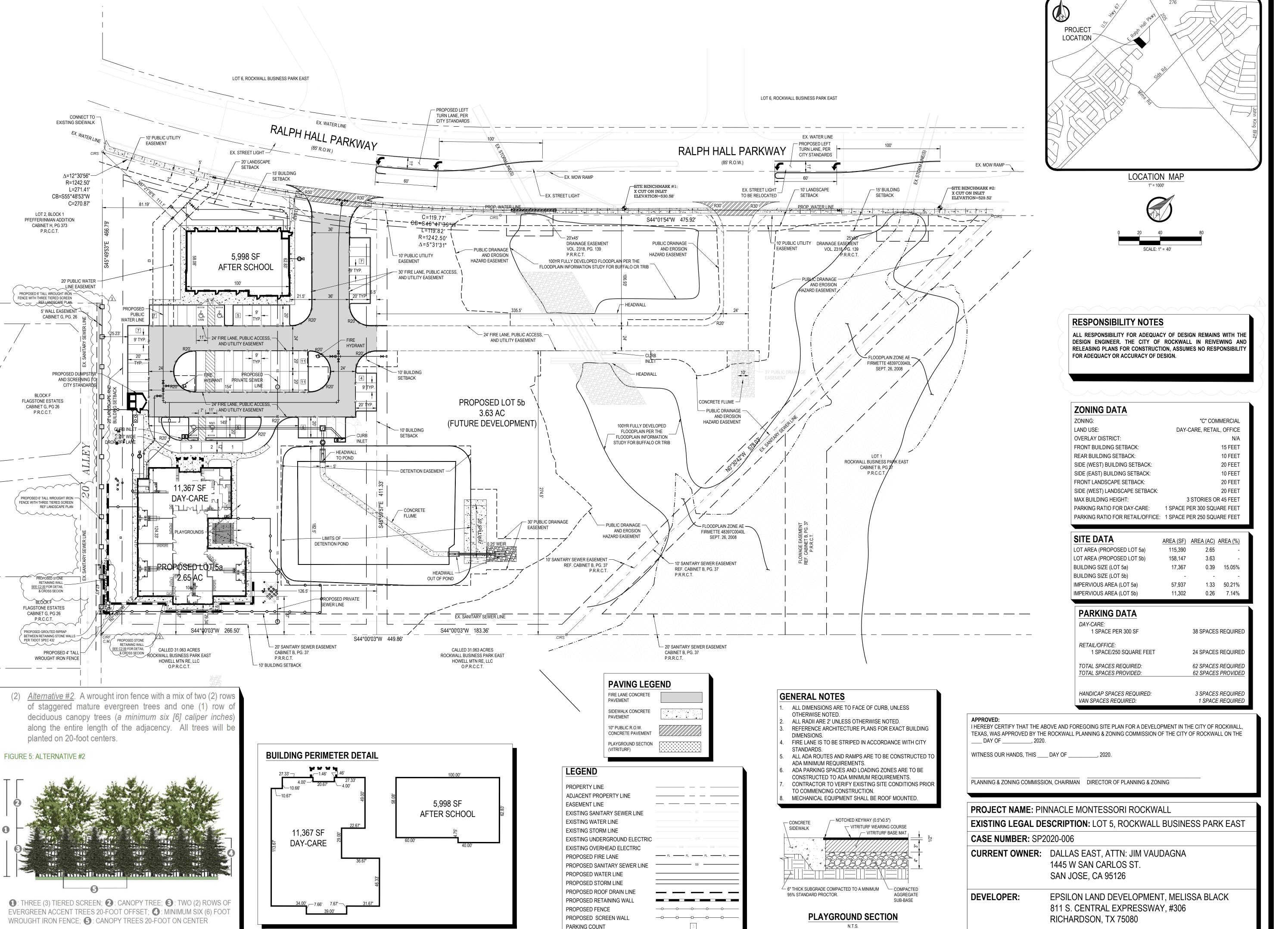
Please let us know if you have any questions or need further clarifications.

Sincerely,

Global Civil Solutions, LLC.

Firoze Shams, PE, PTOE

President



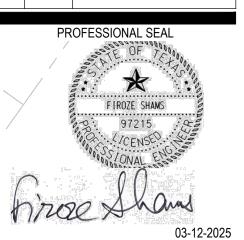
OMEGA

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306

TBPE FIRM NO. F-20145

RICHARDSON, TX 75080

RE	REVISIONS						
#	DATE	COMMENTS					
1	07/08/24	THE CITY COMMENTS					
2	04/09/24	THE CITY COMMENTS					
3	03/12/25	REVISED RIPRAP, RETAINING WALL, & SCREEN WALL					



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CLIENT INFORMATION

IKESIGE NIGS, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
ND 962 E. RALPH HALL PARKWAY AND PLAZ
DRIVE

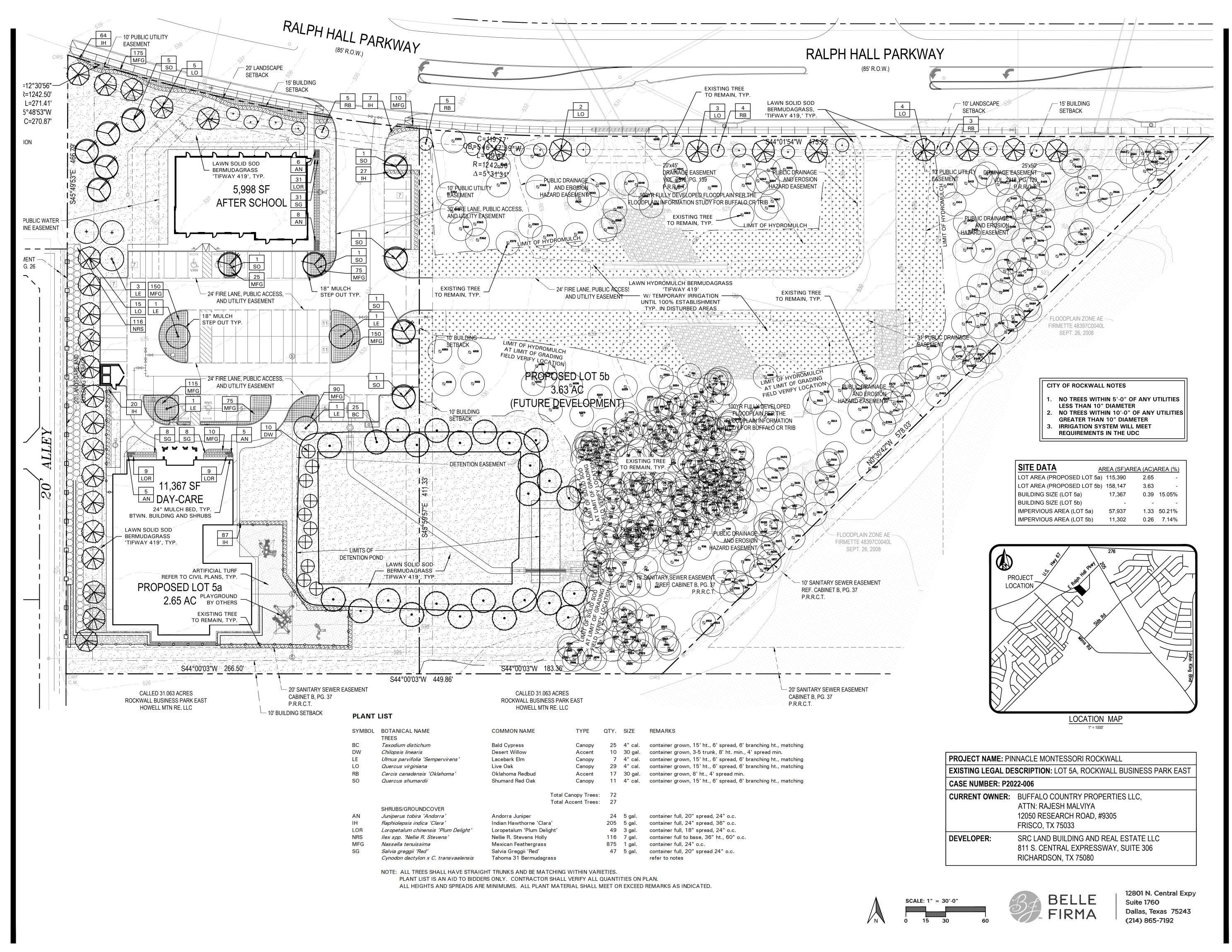
SHEET TITLE

SITE PLAN

SHEET NUMBER

C1.00

ISSUE DATE:



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWA

SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

	RE	VISIONS	3
Γ	#	DATE	COMMENTS
Γ	1	05.06.20	City Comments
Γ	2	10.13.20	City Comments
Γ	3	11.19.21	City Comments
Γ	4	12.06.21	City Comments
Γ	5	03.03.22	City Comments
Γ	6	08.05.22	City Comments
Γ	7	05.17.24	City Comments
	8	07.25.24	City Comments
	9	08.29.24	City Comments
	10	02.14.25	Owner Comments
Γ			



OWNER INFORMATION

PROJECT INFORMATION

LANDSCAPE

- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- 5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS. WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 7. ALL LAWN AREAS SHALL BE SOLID SOD 'TAHOMA 31' BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- 6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- 1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED 'TAHOMA 31' BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

- 1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- 2. 'TAHOMA 31' BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- 3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- 5. HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- 6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- 7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- 8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - Lot 5a THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) I.f. and one accent tree per (50) I.f., to include groundcover, berm, and shrubbery

RALPH HALL PARKWAY: 272 I.f. Required Provided 10' wide buffer 20' wide buffer (5) trees, 4" cal. (5) trees, 4" cal. (5) accent trees (5) accent trees

RESIDENTIAL BUFFER 1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) I.f. and two (2) rows of large shrubs.

Residential Adjacency: 320 l.f. Required Provided 20' wide buffer 20' wide buffer (16) trees, 4" cal. (16) trees, 4" cal.

double of large shrubs double row of large shrubs

- PARKING LOT LANDSCAPING 1. Five (5%) percent of the interior parking lot shall be
- 2. One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,764 s.f. Total parking spaces: 61 spaces

Required Provided 1,188 s.f. (5%) 5,104 s.f. (7) trees, 4" cal. (12) trees, 4" cal.

SITE LANDSCAPING

- 1. Fifteen (15%) percent of the total site shall be landscaped
- for COMMERCIAL. 2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Required Provided 41,031 s.f. (15%) 56,069 s.f. (20%) 20,516 s.f. (50%) 24,603 s.f. (60%)

DETENTION BASIN LANDSCAPING

1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.

Detention Basin Area: 8,051 s.f.

Provided Required (10) trees, 4" cal. (10) trees, 4" cal. (10) accent trees (10) accent trees

LANDSCAPE TABULATIONS - Lot 5b THE CITY OF ROCKWALL, TEXAS

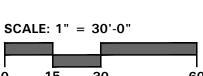
NON-RESIDENTIAL R.O.W. BUFER 1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f.

RALPH HALL PARKWAY: 596 I.f. Required Provided 10' wide buffer 10' wide buffer (12) trees, 4" cal. (9) trees, 4" cal. (12) accent trees (12) accent trees

(3) existing trees

CITY OF ROCKWALL NOTES

- 1. NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
- 2. NO TREES WITHIN 10'-0" OF ANY UTILITIES **GREATER THAN 10" DIAMETER**
- 3. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC





12801 N. Central Expy **Suite 1760** Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY

SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RI	EVISIONS	5						
#	DATE	COMMENTS						
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PROFESSIONAL SEAL



OWNER INFORMATION

Kids, eth Drive TX 75093 മ **b** 8

PROJECT INFORMATION

SORI PINNACLE MONTESS
ACADEMY ROCKWA
RALPH HALL PARKWAY AND PLA
ROCKWALL, TEXAS

SHEET TITLE

LANDSCAPE NOTES

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- 1. Planting (trees, shrubs and grasses)
- 2. Bed preparation and fertilization
- 3. Notification of sources
- 4. Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape 1.7 QUALITY ASSURANCE installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

- 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
- 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1 TREE PLANTING DETAIL NOT TO SCALE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
- Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
- 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

A. Preparation:

- 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
- 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
- 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available
- 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24
- 4. Protect plants during delivery to prevent damage to root
- balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport. 5. Notify Owner's Authorized Representative of delivery
- schedule 72 hours in advance job site.
- 6. Remove rejected plant material immediately from job site.
- 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

TREE PLANTING DETAIL LEGEND

A. TREE: TREES SHALL CONFORM WITH

B. TREE PIT: WIDTH TO BE AT LEAST TWO

C. ROOT BALL: REMOVE TOP $\frac{1}{3}$ BURLAP

INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT

ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO

F. ROOT ANCHOR BY TREE STAKE

G. NAIL STAKE: REFER TO

MANUFACTURER'S GUIDELINES FOR

SIZING. INSTALL NAIL STAKES WITH

HAMMER OR MALLET FIRMLY INTO

UNDISTURBED GROUND. DRIVE NAIL

STAKES FLUSH WITH "U" BRACKET

ADJACENT TO ROOTBALL (DO NOT

SOLUTIONS.

DISTURB ROOTBALL).

NURSERY STOCK. www.anla.org

LATEST AMERICAN STANDARD FOR

(2) TIMES THE DIAMETER OF THE ROOT

BALL CENTER TREE IN HOLE & REST

ROOT BALL ON UNDISTURBED NATIVE

AND ANY OTHER FOREIGN OBJECT;

CONTAINER GROWN STOCK TO BE

FLARE IS EXPOSED, FREE FROM MULCH,

AND AT LEAST TWO INCHES ABOVE

GRADE. TREES SHALL BE REJECTED

WHEN GIRDLING ROOTS ARE PRESENT &

MANUFACTURER'S GUIDELINES FOR

SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK

SHOULD BE IN THE CENTER OF THE

AND NOTES

SOIL.

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. 2.3 MISCELLANEOUS MATERIALS Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

H. BACKFILL: USE EXISTING NATIVE SOIL

TO ELIMINATE AIR POCKETS.

SHOULD NOT BE VISIBLE.

(903) 676-6143

TREE STAKES:

AVAILABLE FROM:

ATTN: Jeff Tuley

SPECIFICATIONS

INSTALLATION.

Tree Stake Solutions

(no amendments) WATER THOROUGHLY

MULCH: DOUBLE SHREDDED

HARDWOOD MULCH 2 INCH SETTLED

THICKNESS, WITH 2" HT. WATERING

RING; ENSURE THAT ROOT FLARE IS

EXPOSED. BELOW GROUND STAKE

TREE STAKE SOLUTIONS 'SAFETY

STAKE' BELOW GROUND MODEL

jeff@treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE

NECESSARY; ABOVE GROUND STAKING

THE CONTRACTOR TO OBTAIN A COPY

INSTALLATION OF TREE STAKES.

CONTRACTOR SHALL ADHERE TO

MANUFACTURER'S INSTALLATION

GUIDELINES, SPECIFICATIONS, AND

OTHER REQUIREMENTS FOR TREE STAKE

MANUFACTURER'S

STAKED BELOW GROUND WHERE

K. IT SHALL BE THE RESPONSIBILITY OF

IS EXPRESSLY PROHIBITED.

www.treestakesolutions.com

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken PART 3 - EXECUTION root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, 3.1 BED PREPARATION & FERTILIZATION measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows: a. Clay - between 7-27 percent b. Silt – between 15-25 percent c. Sand – less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight.
- 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of 3.2 INSTALLATION course and fine textured material
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

- Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

SHRUBS / GROUNDCOVER;

REFER TO LANDSCAPE PLAN

SPECIFICATIONS; 2" MINIMUM-

CONCRETE WALK-

NO STEEL EDGING SHALL

BE INSTALLED ALONG

SIDEWALKS OR CURBS

TOPDRESS MULCH PER

SETTLED THICKNESS

TOP OF MULCH 1/2"

SCARIFY SIDES-

MINIMUM BELOW TOP OF-

CONCRETE WALK / CURB

- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- 2. All planting areas shall receive a two (2") inch layer of specified mulch.
- 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final
- C. Position the trees and shrubs in their intended location as per
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter $(\frac{3}{4})$ inch in diameter. Plants should be thoroughly moist before removing 3.3 CLEANUP AND ACCEPTANCE
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another END OF SECTION location or have drainage added. Install a PVC stand pipe per

REFER TO LANDSCAPE PLAN

FOR SPACING

- tree planting detail as approved by the Landscape Architect if the percolation test fails.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top $\frac{1}{2}$ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice
- of 'root scoring'. J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- 2. Pruning shall be done with clean, sharp tools.
- 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

- 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to
- 2. All steel curbing shall be free of kinks and abrupt bends.
- 3. Top of curbing shall be $\frac{1}{2}$ " maximum height above final
- 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.
- 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each

work day.

3/16" X 4" BLACK EDGING, STAKES ON INSIDE; EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINISH GRADE -LAWN / FINISH GRADE POCKET PLANTING NOT ALLOWED

PREPARED SOIL MIX PER

SPECIFICATIONS; TILL 6" MINIMUM

OF PREPARED SOIL MIX INTO

6" DEPTH OF EXISTING SOIL

-NATIVE SOIL

DO NOT DISTURB

SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE



12801 N. Central Expy Suite 1760 Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN. LLC 811 S. CENTRAL EXPRESSWAY SUITE 306

TBPE FIRM NO. F-20145

RICHARDSON, TX 75080

REVISIONS

L	1121010110					
#	DATE	COMMENTS				
1	05.06.20	City Comments				
2	10.13.20	City Comments				
3	11.19.21	City Comments				
4	12.06.21	City Comments				
5	03.03.22	City Comments				
6	08.05.22	City Comments				
7	05.17.24	City Comments				
8	07.25.24	City Comments				
9	08.29.24	City Comments				
10	02.14.25	Owner Comments				

PROFESSIONAL SEAL



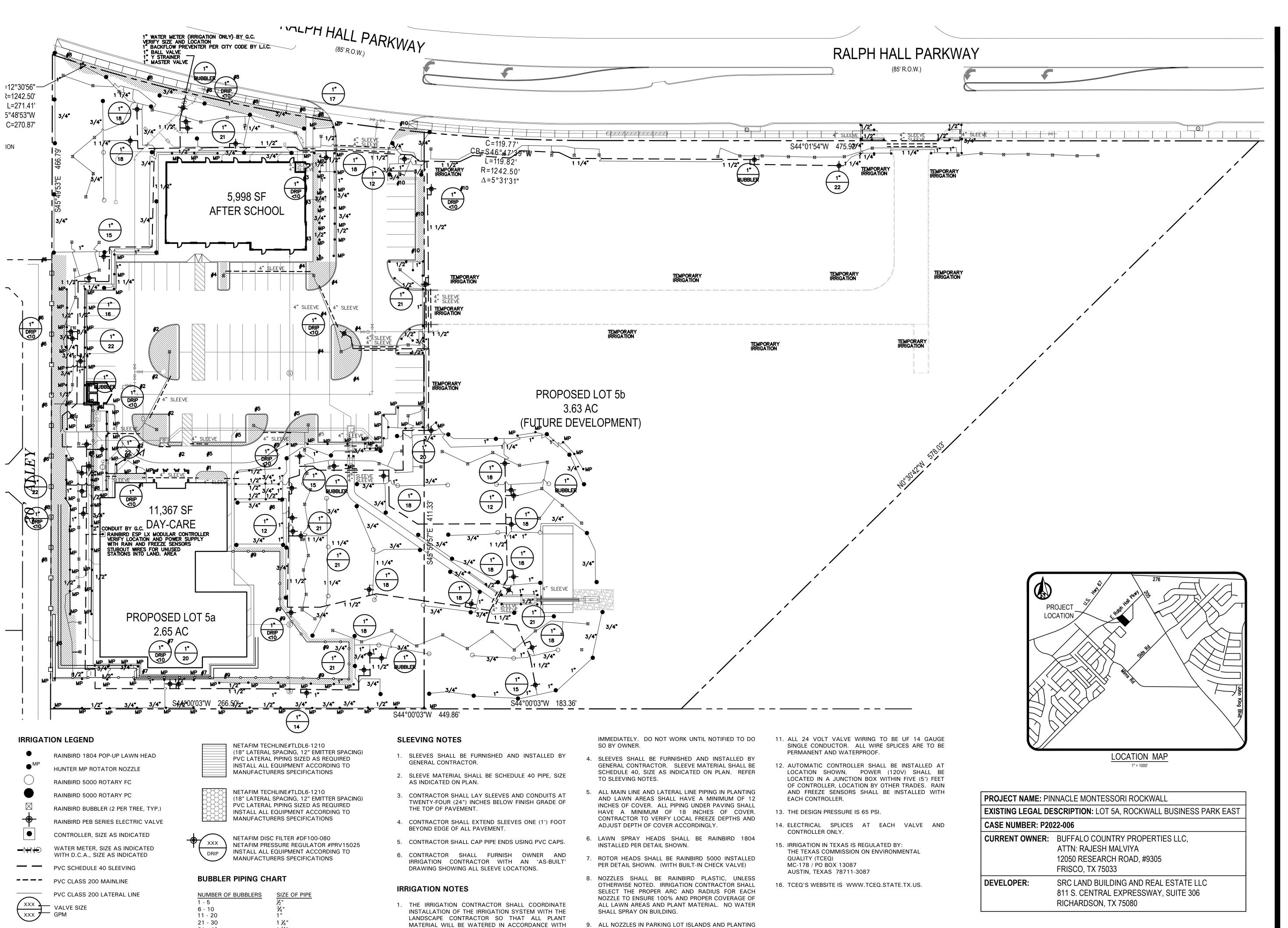
OWNER INFORMATION

Kids, Ф **Ö**

SHEET TITLE

LANDSCAPE **SPECIFICATIONS** AND DETAILS

SHEET NUMBER



BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE

SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN

VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL

OPERATION, REMOVAL OF SOLENOID AND / OR VALVE

10. ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS

OVER SPRAY ON PAVEMENT SURFACES.

COVER WITHOUT ANY EARTH EXCAVATION.

THE INTENT OF THE PLANS AND SPECIFICATIONS.

2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE

3. TEN DAYS PRIOR TO START OF CONSTRUCTION,

INDICATED.

RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE

IRRIGATION CONTRACTOR SHALL VERIFY STATIC

WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN

65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT

1 ½"

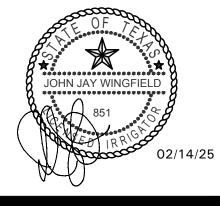
31 - 40

OMEGA DESIGN, LLC

811 S. CENTRAL EXPRESSWA SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	6
#	DATE	COMMENTS
1	05.06.20	City Comments
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4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments
		_



PROJECT INFORMATION

SORI

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

12801 N. Central Expy

Dallas, Texas 75243

Suite 1760

(214) 865-7192

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Provide underground irrigation sleeves as indicated on the
- 1.2 RELATED WORK SPECIFIED ELSEWHERE
- A. Section 32 8424 Irrigation System

1.3 REFERENCED STANDARDS

- A. American Society for Testing and Materials:
- 1. ASTM D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe
- 2. ASTM D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe
- Fittings, Socket Type, Schedule 40. 3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

- A. Sleeve A pipe within which another pipe is placed for carrying water or other utilities to be installed.
- B. Wire Sleeves A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

- A. Polyvinyl Chloride Pipe (PVC) Manufactured in accordance with standards noted herein:
- 1. Marking and Identification Permanently marked with SDR number, ASTM standard number, and the NSF
- (National Sanitation Foundation) seal. 2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Coverage Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.
- B. Sleeve Extensions Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

- A. Compaction Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.
- B. Damage Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper

O 1 SLEEVE DETAIL NOT TO SCALE

ISOMETRIC

05 REMOTE CONTROL VALVE NOT TO SCALE

installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

B. Work includes but is not limited to:

- Trenching and backfill.
- Installation of automatic controlled system. 3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.
- C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Refer to Irrigation Plans for controller, head, and valve
- B. Section 32 8423 Underground Irrigation Sleeves and Utility Conduits
- C. Section 32 9300 Landscape
- D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional

1.3 APPLICABLE STANDARDS

- A. America Standard for Testing and Materials (ASTM) Latest
- D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR) 2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
- 3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
- 4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings,
- Socket Type, Schedule 80 5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
- D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer 8. D2855 Making Solvent - Cemented Joints with Poly

1.4 MAINTENANCE AND GUARANTEE

A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.

(Vinyl Chloride) (PVC) Pipe and Fittings

- B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.
- C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

PAVFMFN⁻

SCHEDULE 40

A. Procedure: Comply with Division I requirements.

PAVEMENT AND SLEEVE

VALVE BOX FLUSH WITH FINISH GRADE

REMOTE CONTROL VALVE WITH 24" LONG LOOP OF CONTROL WIRE

SCHEDULE 40 PVC FITTINGS

PEA GRAVEL

45 DEGREE ELL

SIZE AS NOTED ON PLANS

- B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's 'cut sheets' and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.
- C. No work covered under this section may begin until the

Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized

D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

- 1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation
- 2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to completion of the irrigation system.
- 3. Provide descriptions of all installed materials and systems
- understand, operate, and maintain the equipment. 4. Provide the following in each manual: a. Index sheet with Contractor's name, address,
 - telephone number, and contact name. b. Duration of guarantee period. Include warranties and

in sufficient detail to permit maintenance personnel to

- guarantees extended to the Owner by the manufacturer of all equipment. c. Equipment list providing the following for each item:
- Manufacturer's name 2) Make and model number
- 3) Name and address of local part's representative 4) Spare parts list in detail 5) Details operating and maintenance instructions

F. Project Record Documents:

1. Comply with Division I requirements. 2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and

for major equipment.

- quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other. 3. When dimensioning is complete, transpose work to bond
- 4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same. to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.
- G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.
- H. Controller Keys: Provide three (3) sets of keys to controller enclosure(s).
- Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.
- J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.
- K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.
- L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with

FINISH GRADE

O2 POP-UP LAWN SPRAY ASSEMBLY NOT TO SCALE

1/2" X 6" POLY NIPPLE

CLASS 200 PVC LATERAL LINE

- SXSXTPVCSCHEDULE 40 OUTLET TEE OR ELBOW

LAG BOLTS OR EXPANSION BOLTS AS REQUIRED

WALL (EXTERIOR OR INTERIOR)

CONTROLLER AS SPECIFIED

KEYED LOCK OR PADLOCK

STEEL MALE CONNECTOR

1 1/4" RIGID STEEL CONDUIT

HARD WIRE 117 VOLT A.C. BEHIND CONTROLLER IN FLUSH BOX

HARD WIRE 117 VOLT A.C. POWER TO

RIGID STEEL CONDUIT (SAME SIZE AS

STEEL COUPLING (AS REQUIRED)

FLUSH OUTLET BEHIND CONTROLLER

STEEL SPLICE BOX WITH FRONT ACCESS PANEL

CONDUIT BELOW GRADE) CONDUIT SHALL BE PLUMB

CONTROLLER

- ─ FINISH FLOOR

06 WALL MOUNTED CONTROLLER NOT TO SCALE

ELEVATION

STEEL SWEEP ELL

RIGID STEEL CONDUIT BELOW

FLOOR OR GRADE

SPECIFIED SPRAY NOZZLE & BODY

work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.
- B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

- A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.
- B. Coordinate to ensure that electrical power source is in place.
- C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.
- B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

- A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.
- B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.
- C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation

2.4 COPPER TUBE FITTINGS

A. Cast brass or wrought copper, sweat - solder type.

- A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).
- B. Wire Connectors: Waterproof splice kit connectors. Type

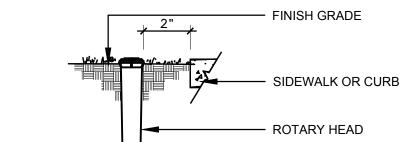
2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC

FINISH GRADE - ROTARY HEAD **SWING JOINT** LATERAL PIPING

tubing (thin wall).

DBY by 3M.



meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch $(\frac{1}{2})$ diameter by eight (8") inches long, where applicable.

B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

- A. Sprinkler heads in lawn area as specified on plan.
- B. PVC Pipe: Class 200, SDR 21
- C. Copper Tubing (City Connection): Type "M"
- D. 24V Wire: Size 14, Type UF
- E. Electric valves: Shall be all plastic construction as indicated on plans.
- F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.
- B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
- C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
- D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that

3.2 PIPE INSTALLATION

shown on the drawings.

- A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.
- B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.
- C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of

3.3 PVC PIPE AND FITTING ASSEMBLY

- A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
- B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core

3.5 POP-UP SPRAY HEADS

A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for typical installation of electric valve and valve box.

3.7 WIRING

- Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the
- B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.
- C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coils at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

- Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.
- B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to ensure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

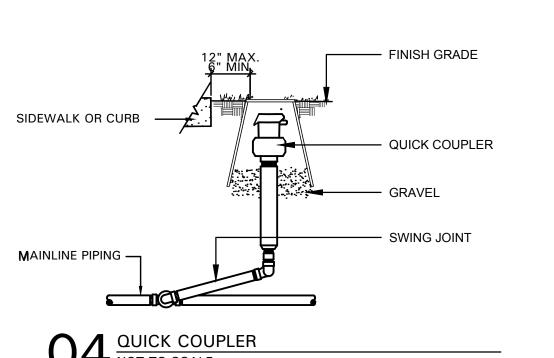
3.10 FINAL ADJUSTMENT

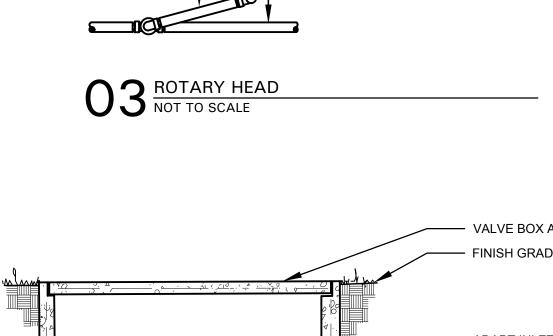
- A. After installation has been completed, make final adjustment of sprinkler system in preparation for Owner Authorized Representative's final inspection.
- B. Completely flush system to remove debris from lines by removing nozzle from heads on end of lines and turning on
- C. Check sprinklers for proper operation and proper alignment for direction of throw.
- D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.
- E. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage and furnish data to Owner Authorized Representative with each change.

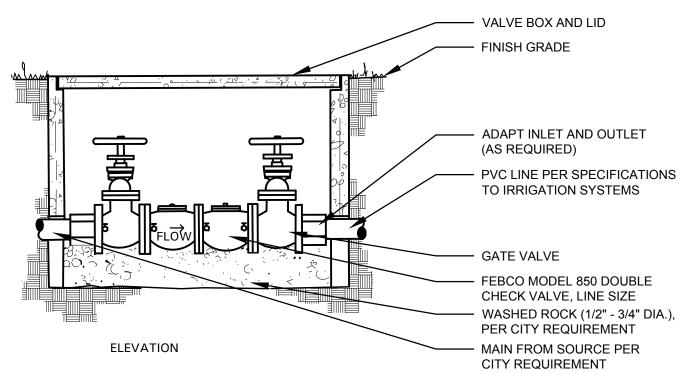
3.11 SYSTEM DEMONSTRATION

Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation

and maintenance manual for basis of demonstration. **END OF SECTION**







BACKFLOW PREVENTER



OMEGA DESIGN. LLC 811 S. CENTRAL EXPRESSWAY

SUITE 306

RICHARDSON, TX 75080 TBPE FIRM NO. F-20145

	RE	VISIONS	3
	#	DATE	COMMENTS
	1	05.06.20	City Comments
	2	10.13.20	City Comments
	3	11.19.21	City Comments
	4	12.06.21	City Comments
	5	03.03.22	City Comments
	6	08.05.22	City Comments
	7	05.17.24	City Comments
	8	07.25.24	City Comments
	9	08.29.24	City Comments
	10	02.14.25	Owner Comments
1			

PROFESSIONAL SEAL



OWNER INFORMATION

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PROJECT INFORMATION

IRRIGATION SPECIFICATIONS AND DETAILS

SHEET NUMBER

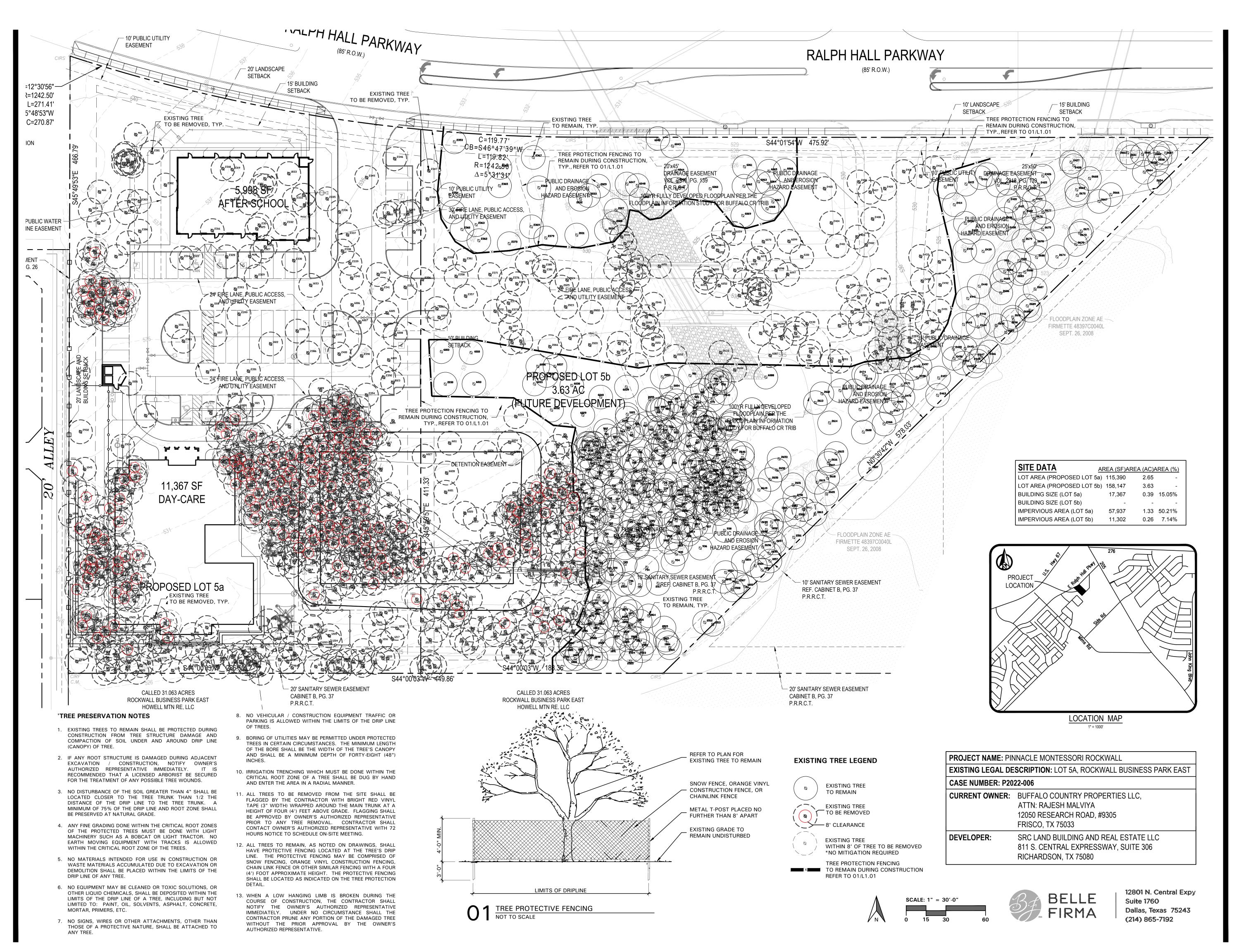
12801 N. Central Expy

Dallas, Texas 75243

(214) 865-7192

Suite 1760

L3.02



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWA SUITE 306

RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

10 02.14.25

REVISIONS # DATE COMMENTS 1 05.06.20 City Comments City Comments 2 10.13.20 City Comments 4 12.06.21 City Comments City Comments 6 08.05.22 City Comments City Comments City Comments 9 08.29.24 City Comments

Owner Comments



OWNER INFORMATION

PRESERVATION PLAN

SHEET NUMBER

			TREE SURVEY	EIELD DATA				
No.	Species	Caliper (inches)		Tree Health	Disease (Y/N) ▼	Insect (Y/N) ▼	Structural (Y/N)	Mitigation
364	(common nam Cedar	11' Tall	TO BE REMOVED	3	n (17/N)	n (T/N)	n (17/N)	Required ▼
367 378	Cedar Cedar	22' Tall 23' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
382	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
461 463	Cedar Cedar	28' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n n	n	n	4 0
466	Cedar	25'+ Tall	TO BE REMOVED	4	n	n n	n n	4
467	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
469 470	Cedar Cedar	22' Tall 16' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
471	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
472 473	Cedar Cedar	25' Tall 10' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
474	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
477	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
478 479	Cedar Cedar	21' Tall 24' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
482	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
486 487	Cedar Cedar	10' Tall 15' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
489	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
490	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
492 496	Cedar Cedar	21' Tall 24' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
499	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
500 701	Cedar Cedar	20' Tall 20' Tall	TO BE REMOVED TO REMAIN	4	n	n	n	4
702	Cedar	25'+ Tall	TO REMAIN					
703	Cedar	25'+ Tall	TO REMAIN					
704 705	Cedar Cedar	13' Tall 25'+ Tall	TO REMAIN TO REMAIN					
706	Cedar	14' Tall	TO REMAIN					
707 708	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
709	Cedar	25'+ Tall	TO REMAIN					
710	Cedar	25'+ Tall	TO REMAIN					
711 712	Cedar Cedar	22' Tall 22' Tall	TO REMAIN TO REMAIN					
713	Cedar	20' Tall	TO REMAIN					
714 715	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
716	Cedar	25'+ Tall	TO REMAIN					
717 718	Cedar	25'+ Tall 25'+ Tall	TO REMAIN					
718	Cedar Cedar	25'+ Tall	TO REMAIN TO REMAIN					
720	Cedar	23' Tall	TO REMAIN					
721 722	Cedar Cedar	12' Tall 16' Tall	TO REMAIN TO REMAIN					
723	Cedar	13' Tall	TO REMAIN					
724 725	Cedar Cedar	13' Tall 11' Tall	TO REMAIN TO REMAIN					
725 726	Cedar	11' Tall 23' Tall	TO REMAIN					
727	Cedar	23' Tall	TO REMAIN					
728 729	Cedar Cedar	23' Tall 18' Tall	TO BE REMOVED TO BE REMOVED					4
731	Cedar	12' Tall	TO BE REMOVED					4
732 733	Cedar Cedar	19' Tall 22' Tall	TO BE REMOVED TO BE REMOVED					4
734	Cedar	25'+ Tall	TO BE REMOVED					4
735	Cedar	23' Tall	TO BE REMOVED					4
736 737	Cedar Cedar	16' Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
738	Cedar	21' Tall	TO REMAIN					
739 740	Cedar Cedar	25'+ Tall 22' Tall	TO REMAIN TO REMAIN					
741	Cedar	25'+ Tall	TO REMAIN					
742 743	Cedar	25'+ Tall	TO REMAIN					
743	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
745	Cedar	25'+ Tall	TO REMAIN					
746 747	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
748	Cedar	20' Tall	TO REMAIN					
749 750	Cedar Cedar	25'+ Tall 23' Tall	TO REMAIN TO REMAIN					
750 751	Cedar	23' Tall	TO REMAIN					
752 753	Cedar	25'+ Tall	TO REMAIN					
753 754	Cedar Cedar	25'+ Tall 16' Tall	TO REMAIN TO REMAIN					
755	Cedar	23' Tall	TO REMAIN					
756 757	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
758	Cedar	25'+ Tall	TO REMAIN					
759 760	Cedar Cedar	18' Tall 18' Tall	TO REMAIN TO REMAIN					
761	Cedar	16' Tall	TO REMAIN					
762 763	Cedar	20' Tall	TO BE REMOVED					4
763 764	Cedar Cedar	20' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
765	Cedar	17' Tall	TO REMAIN					
766 767	Cedar Cedar	15' Tall 12' Tall	TO REMAIN TO REMAIN					
768	Cedar	16' Tall	TO REMAIN					
769 770	Cedar Cedar	16' Tall 25'+ Tall	TO REMAIN TO REMAIN					
770	Cedar	25+ Tall 25'+ Tall	TO REMAIN					
772	Cedar	25'+ Tall	TO REMAIN					
773 774	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
775	Cedar	25'+ Tall	TO REMAIN					
776 777	Cedar	23' Tall	TO REMAIN					
777 778	Cedar Cedar	25'+ Tall 23' Tall	TO REMAIN TO REMAIN					
779	Cedar	22' Tall	TO REMAIN					
780 781	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
782	Cedar	25'+ Tall	TO REMAIN					
783	Cedar	25'+ Tall	TO REMAIN					
784	Cedar	25'+ Tall	TO REMAIN					

No.	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
786 787	Cedar Cedar	20' Tall 22' Tall	TO REMAIN TO REMAIN					
788	Cedar	22' Tall	TO REMAIN					
789 790	Cedar Cedar	23' Tall 25'+ Tall	TO REMAIN TO REMAIN					
791	Cedar	25'+ Tall	TO REMAIN					
792 793	Cedar Cedar	25'+ Tall 23' Tall	TO REMAIN TO REMAIN					
794	Cedar	13' Tall	TO REMAIN					
795 796	Cedar Cedar	13' Tall 25'+ Tall	TO REMAIN TO REMAIN					
797	Cedar	20' Tall	TO REMAIN					
798 799	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
800	Cedar	25'+ Tall	TO REMAIN					
921 922	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
922	Cedar	25+ Tall	TO REMAIN					
924	Cedar	25'+ Tall	TO REMAIN					
925 926	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
927	Cedar	25'+ Tall	TO REMAIN					
928 929	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
930	Cedar	25'+ Tall	TO REMAIN					
931	Cedar	25'+ Tall	TO REMAIN					
932 933	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
934	Cedar	10' Tall	TO REMAIN					
935 936	Cedar Cedar	25'+ Tall 15' Tall	TO REMAIN TO REMAIN					
936	Cedar	15 Tall	TO REMAIN					
938	Cedar	8' Tall	TO REMAIN					
939 940	Cedar Cedar	18' Tall 25'+ Tall	TO REMAIN TO REMAIN					
941	Cedar	25'+ Tall	TO REMAIN					
942 943	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
944	Cedar	25'+ Tall	TO REMAIN					
945	Cedar	12' Tall	TO REMAIN					
946 947	Cedar Cedar	18' Tall 24' Tall	TO REMAIN TO REMAIN					
948	Cedar	23' Tall	TO REMAIN					
949 950	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
951	Cedar	25'+ Tall	TO REMAIN					
952 953	Cedar Cedar	20' Tall	TO REMAIN TO REMAIN					
953 954	Cedar	15' Tall 17' Tall	TO REMAIN					
955	Cedar	22' Tall	TO REMAIN					
956 957	Cedar Cedar	15' Tall 20' Tall	TO REMAIN TO REMAIN					
958	Cedar	20' Tall	TO REMAIN					
959 960	Cedar Cedar	15' Tall 18' Tall	TO REMAIN TO REMAIN					
961	Cedar	25'+ Tall	TO REMAIN					
962	Cedar	20' Tall	TO REMAIN					
963 964	Cedar Cedar	25'+ Tall 20' Tall	TO REMAIN TO REMAIN					
965	Cedar	20' Tall	TO REMAIN					
966 967	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
968	Cedar	25'+ Tall	TO REMAIN					
969 970	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
970	Cedar	25'+ Tall	TO REMAIN					
972	Cedar	25'+ Tall	TO REMAIN					
973 974	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
975	Cedar	25'+ Tall	TO REMAIN					
976 977	Cedar Cedar	15' Tall 15' Tall	TO REMAIN TO REMAIN					
978	Cedar	25'+ Tall	TO REMAIN					
979	Cedar	8' Tall	TO REMAIN					
980 981	Cedar Cedar	8' Tall 20' Tall	TO REMAIN TO REMAIN					
982	Cedar	15' Tall	TO REMAIN					
983 984	Cedar Cedar	15' Tall 25'+ Tall	TO REMAIN TO REMAIN					
985	Cedar	25'+ Tall	TO REMAIN					
986 987	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
987	Cedar	25'+ Tall	TO REMAIN TO REMAIN					
989	Cedar	25'+ Tall	TO REMAIN					
990 991	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
992	Cedar	25'+ Tall	TO REMAIN					
993 994	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED					
1001	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1005 1007	Cedar	20' Tall 14' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	0
1007	Cedar Cedar	14' Tall	TO BE REMOVED	3	n n	n n	n n	0
1012	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1013 1015	Cedar Cedar	18' Tall 12' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1016	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1017 1018	Cedar	21' Tall	TO BE REMOVED	4 4	n	n	n	4
1018 1019	Cedar Cedar	19' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1020	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1021 1022	Cedar Cedar	16' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1023	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1024 1025	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
1025	Cedar	25'+ Tall 21' Tall	TO BE REMOVED	4	n	n	n	4
1027	Cedar Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1028	('odor	14' Tall	TO BE REMOVED	3	n	n	n	0

No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remo		Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1031	(common name) Cedar	or Height (ft.) 14' Tall	TO BE REMO		n (Y/N)	(Y/N) n	(Y/N)	Required
1031	Cedar	14' Tall	TO BE REMO		n	n	n	0
1033	Cedar	20' Tall	TO BE REMO		n	n	n	4
1037	Cedar	12' Tall	TO BE REMO		n	n	n	0
1040 1042	Cedar Cedar	9' Tall 25'+ Tall	TO BE REMO		n n	n n	n n	0
1042	Cedar	25+ Tall	TO BE REMO		n	n n	n	4
1045	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1046	Cedar	13' Tall	TO BE REMO		n	n	n	0
1048	Cedar	15' Tall	TO BE REMO		n	n	n	0
1050 1051	Cedar Cedar	23' Tall 23' Tall	TO BE REMO		n n	n n	n n	4
1054	Cedar	19' Tall	TO BE REMO		n	n	n	0
1056	Cedar	16' Tall	TO BE REMO	OVED 3	n	n	n	0
1057	Cedar	19' Tall	TO BE REMO		n	n	n	0
1058 1059	Cedar Cedar	24' Tall 18' Tall	TO BE REMO		n	n	n	0
1062	Cedar	12' Tall	TO BE REMO		n n	n n	n n	0
1064	Cedar	23' Tall	TO BE REMO		n	n	n	0
1065	Cedar	9' Tall	TO BE REMO		n	n	n	0
1067 1068	Cedar Cedar	13' Tall 13' Tall	TO BE REMO		n	n	n	0
1070	Cedar	18' Tall	TO BE REMO		n n	n n	n n	0
1074	Cedar	21' Tall	TO BE REMO		n	n	n	0
1075	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1076	Cedar	21' Tall	TO BE REMO		n	n	n	0
1077 1078	Cedar Cedar	21' Tall 25' Tall	TO BE REMO		n	n	n	0
1078 1079	Cedar	25' Tall	TO BE REMO		n n	n n	n n	0
1083	Cedar	21' Tall	TO BE REMO		n	n	n	0
1089	Cedar	12' Tall	TO BE REMO	OVED 3	n	n	n	0
1090	Cedar	11' Tall	TO BE REMO		n	n	n	0
1091 1092	Cedar Cedar	25'+ Tall 18' Tall	TO BE REMO		n	n n	n	0
1092 1094	Cedar	18' Tall 9' Tall	TO BE REMO		n n	n n	n n	0
1095	Cedar	24' Tall	TO BE REMO		n	n	n	0
1097	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1098	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1099 1101	Cedar Cedar	21' Tall 18' Tall	TO BE REMO		n n	n n	n n	0
1102	Cedar	22' Tall	TO BE REMO		n	n	n	0
1103	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1105	Cedar	20' Tall	TO BE REMO		n	n	n	0
1109 1110	Cedar Cedar	13' Tall 21' Tall	TO BE REMO		n n	n n	n n	4
1111	Cedar	14' Tall	TO BE REMO		n	n	n	0
1113	Cedar	19' Tall	TO BE REMO		n	n	n	0
1118	Cedar	25' Tall	TO BE REMO		n	n	n	4
1121 1122	Cedar Cedar	25'+ Tall 25' Tall	TO BE REMO		n	n	n	4
1123	Cedar	25 Tall 25'+ Tall	TO BE REMO		n n	n n	n n	0
1125	Cedar	24' Tall	TO BE REMO		n	n	n	4
1126	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1129	Cedar	24' Tall	TO BE REMO		n	n	n	4
1134 1140	Cedar Cedar	20' Tall 24' Tall	TO BE REMO		n	n n	n n	0 4
1142	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1143	Cedar	25'+ Tall	TO BE REMO	OVED 3	n	n	n	0
1145	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1146 1148	Cedar Cedar	8' Tall 25'+ Tall	TO BE REMO		n n	n	n n	0
1149	Cedar	10' Tall	TO BE REMO		n	n n	n	0
1150	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1151	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1155	Cedar	22' Tall	TO BE REMO		n	n	n	0
1156 1157	Cedar Cedar	25'+ Tall 24' Tall	TO BE REMO		n n	n n	n n	0 4
1159	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1161	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1162	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1163 1164	Cedar Cedar	21' Tall 25'+ Tall	TO BE REMO		n n	n n	n n	0
1165	Cedar	25+ Tall	TO BE REMO		n	n	n	4
1167	Cedar	24' Tall	TO BE REMO	OVED 3	n	n	n	0
1168	Cedar	24' Tall	TO BE REMO		n	n	n	0
1169 1170	Cedar Cedar	25'+ Tall 25' Tall	TO BE REMO		n n	n n	n n	4
1170	Cedar	25'+ Tall	TO BE REMO		n	n n	n n	4
1172	Cedar	25'+ Tall	TO BE REMO	OVED 3	n	n	n	0
1173	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1174 1175	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMO		n	n	n	4
1175 1176	Cedar	25'+ Tall 11' Tall	TO BE REMO		n n	n n	n n	0
1177	Cedar	23' Tall	TO BE REMO		n	n	n	4
1178	Cedar	21' Tall	TO BE REMO		n	n	n	0
1179	Cedar	14' Tall	TO BE REMO		n	n	n	0
1180 1181	Cedar Cedar	16' Tall 16' Tall	TO BE REMO		n n	n n	n n	0
1182	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1183	Cedar	15' Tall	TO BE REMO	OVED 3	n	n	n	0
1184	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1185 1186	Cedar Cedar	20' Tall 25'+ Tall	TO BE REMO		n n	n n	n	0
1186	Cedar	25'+ Tall	TO BE REMO		n	n n	n n	4
1188	Cedar	15' Tall	TO BE REMO	OVED 3	n	n	n	0
1189	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1190	Cedar	17' Tall	TO BE REMO		n	n	n	0
1191 1192	Cedar Cedar	19' Tall 15' Tall	TO BE REMO		n n	n n	n n	0
1192	Cedar	14' Tall	TO BE REMO		n	n n	n	0
1194	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1195	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1196 1197	Cedar Cedar	15' Tall 10' Tall	TO BE REMO		n	n n	n	0
1197	Cedar	25'+ Tall	TO BE REMO		n n	n n	n n	0
1199	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1200	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1201 1202	Cedar	12' Tall	TO BE REMO		n	n	n	0
	Cedar	25'+ Tall	TO BE REMO	OVED 4 OVED 3	n n	n n	n	4 0



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



Lakeside Kids, I 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIV
ROCKWALL, TEXAS

SHEET TITLE

TREE PRESERVATION NOTES

			TREE SURVEY					
No.	Species	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1204	Cedar	13' Tall	TO BE REMOVED	` '	n (Y/N)	(Y/N) n	n (Y/N)	0 Required
1205	Cedar	16' Tall	TO BE REMOVED		n	n	n	0
1206 1207	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1209	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	0
1210 1211	Cedar Cedar	25'+ Tall 12' Tall	TO BE REMOVED	3	n n	n n	n n	<u>4</u> 0
1212	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1213	Cedar	25'+ Tall	TO BE REMOVED	1.00	n	n	n	0
1214 1215	Cedar Cedar	22' Tall 15' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1216	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	0
1217	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1218 1219	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	<u>4</u> 0
1220	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1222	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
1226 1228	Cedar Cedar	25' Tall 25' Tall	TO BE REMOVED TO BE REMOVED		n	n	n n	0
1229	Cedar	21' Tall	TO BE REMOVED	3	n n	n n	n	0
1231	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1232 1233	Cedar Cedar	15' Tall 15' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1235	Cedar	23' Tall	TO BE REMOVED	3	n	n	n	0
1238	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	0
1239	Cedar	21' Tall	TO BE REMOVED		n	n	n	0
1240 1241	Cedar Cedar	23' Tall 22' Tall	TO BE REMOVED	3	n n	n n	n n	0
1243	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
1244	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	0
1245 1247	Cedar Cedar	22' Tall 15' Tall	TO BE REMOVED		n n	n n	n n	0
1247	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
1250	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	0
1251 1252	Cedar Cedar	23' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 0
1252	Cedar	25+ Tall 15' Tall	TO BE REMOVED		n n	n	n	0
1255	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	0
1257 1258	Cedar Cedar	24' Tall 24' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1260	Cedar	15' Tall	TO BE REMOVED		n	n	n	0
1261	Cedar	14' Tall	TO BE REMOVED		n	n	n	0
1263 1264	Cedar Cedar	25'+ Tall 22' Tall	TO BE REMOVED TO BE REMOVED		n n	n	n n	0
1266	Cedar	12' Tall	TO BE REMOVED		n	n n	n	0
1269	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1270	Cedar	21' Tall	TO BE REMOVED		n	n	n	0
1271 1273	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0 4
1274	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1275	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1280 1281	Cedar Cedar	22' Tall 19' Tall	TO BE REMOVED		n n	n n	n n	0
1284	Cedar	21' Tall	TO BE REMOVED		n	n	n	0
1287	Cedar	20' Tall	TO BE REMOVED		n	n	n	0
1288 1289	Cedar Cedar	15' Tall 25' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1291	Cedar	15' Tall	TO BE REMOVED		n	n	n	0
1292	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1293 1295	Cedar Cedar	11' Tall 15' Tall	TO BE REMOVED		n n	n n	n n	0
1296	Cedar	15' Tall	TO BE REMOVED		n	n	n	0
1297	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	0
1299 1301	Cedar Cedar	16' Tall 16' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1302	Cedar	16' Tall	TO BE REMOVED		n	n	n	0
1303	Cedar	11' Tall	TO BE REMOVED		n	n	n	0
1304 1305	Cedar Cedar	11' Tall 18' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1306	Cedar	17' Tall	TO BE REMOVED		n	n	n	0
1308	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1313 1314	Cedar Cedar	22' Tall 22' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	0
1314	Cedar	25' Tall	TO BE REMOVED		n n	n n	n n	0
1318	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1319 1320	Cedar Cedar	20' Tall 12' Tall	TO BE REMOVED		n	n	n	0
1320	Cedar	12' Tall 22' Tall	TO BE REMOVED		n n	n n	n n	0
1324	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1325 1326	Cedar Cedar	20' Tall 24' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	0 4
1326	Cedar	19' Tall	TO BE REMOVED		n n	n n	n n	0
1329	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	0
1331	Cedar	10' Tall 18' Tall	TO BE REMOVED		n	n	n	0
1334 1335	Cedar Cedar	18' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	0
1336	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1341	Cedar	20' Tall	TO BE REMOVED		n	n	n	0
1342 1345	Cedar Cedar	18' Tall 23' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0 4
1348	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1350	Cedar	9' Tall	TO BE REMOVED		n	n	n	0
1351 1352	Cedar Cedar	8' Tall 21' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1354	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1355	Cedar	8' Tall	TO BE REMOVED		n	n	n	0
1358 1361	Cedar Cedar	23' Tall 22' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	<u>4</u> 0
1364	Cedar	11' Tall	TO BE REMOVED		n	n	n	0
1365	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1369 1370	Cedar Cedar	20' Tall 15' Tall	TO BE REMOVED		n n	n n	n	0
1370	Cedar	15' Tall	TO BE REMOVED		n n	n n	n n	4
1377	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1378	Cedar	16' Tall	TO BE REMOVED		n	n	n	0
1381 1383	Cedar Cedar	25' Tall 19' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1384	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1387	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0

No.	Species	Caliper (inches)	TREE SURVEY Protect	Tree Health		Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
1391 1392	Cedar Cedar	21' Tall 20' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1394	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1395	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1396 1402	Cedar Cedar	20' Tall 18' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n	n n	4
1404	Cedar	14' Tall	TO BE REMOVED	3	n	n n	n	0
1406	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1408	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	0
1410	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1412 1415	Cedar Cedar	23' Tall 16' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1416	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1418	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1420	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1423 1425	Cedar Cedar	16' Tall 13' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1427	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1428	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1431	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1434	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	0
1435 1437	Cedar Cedar	8' Tall 9' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1438	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1440	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1443	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1444	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	0
1446 1449	Cedar Cedar	18' Tall 18' Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n	n	0 4
1449	Cedar	18' Tall	TO BE REMOVED	4	n n	n n	n n	4
1452	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1456	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1462	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1464	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1466 1471	Cedar Cedar	11' Tall 9' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1473	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1474	Cedar	19' Tall	TO BE REMOVED	4	n	n	n	4
1475	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1481	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1482 1485	Cedar Cedar	13' Tall 25' Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n n	n n	0 4
1487	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1489	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1490	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1492 1494	Cedar Cedar	19' Tall 8' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4 0
1494	Cedar	9' Tall	TO BE REMOVED	3	n n	n n	n n	0
1500	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1501	Cedar	25'+ Tall	TO BE REMOVED					4
1502	Cedar	18' Tall	TO BE REMOVED					4
1503	Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
1505 1506	Cedar Cedar	25'+ Tall 23' Tall	TO BE REMOVED					4
1509	Cedar	13' Tall	TO BE REMOVED					4
1512	Cedar	13' Tall	TO BE REMOVED					4
1602	Cedar	25'+ Tall	TO BE REMOVED					4
1604	Cedar	25'+ Tall	TO BE REMOVED					4
1605 1607	Cedar Cedar	25'+ Tall 16' Tall	TO BE REMOVED TO BE REMOVED					4
1607	Cedar	23' Tall	TO BE REMOVED					4
1609	Cedar	23' Tall	TO BE REMOVED					4
1610	Cedar	19' Tall	TO BE REMOVED					4
1611	Cedar	14' Tall	TO BE REMOVED					4
1613 1615	Cedar Cedar	25'+ Tall 17' Tall	TO BE REMOVED					4
1616	Cedar	17' Tall	TO BE REMOVED					4
1617	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1619	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1620	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1621	Cedar	20' Tall	TO BE REMOVED TO BE REMOVED	2	n	n	n	4
1622 1623	Cedar Cedar	23' Tall 12' Tall	TO BE REMOVED	3	n n	n n	n n	0
1624	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1625	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1626	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1627 1628	Cedar	22' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	0
1628 1629	Cedar Cedar	25'+ Tall 23' Tall	TO BE REMOVED	4	n n	n n	n n	4
1630	Cedar	14' Tall	TO BE REMOVED	7	- 11	- 11		4
1632	Cedar	9' Tall	TO BE REMOVED					4
1633	Cedar	25' Tall	TO BE REMOVED					4
1635	Cedar	18' Tall	TO BE REMOVED					4
1636 1637	Cedar Cedar	19' Tall 16' Tall	TO BE REMOVED TO BE REMOVED					4
1639	Cedar	15' Tall	TO BE REMOVED					4
1640	Cedar	13' Tall	TO BE REMOVED					4
1641	Cedar	15' Tall	TO BE REMOVED					4
1643	Cedar	16' Tall	TO BE REMOVED					4
1644 1645	Cedar Cedar	20' Tall 17' Tall	TO BE REMOVED TO BE REMOVED					4
1648	Cedar	17 Tall	TO BE REMOVED					4
1649	Cedar	15' Tall	TO BE REMOVED					4
1650	Cedar	11' Tall	TO BE REMOVED					4
1652	Cedar	15' Tall	TO BE REMOVED	94.5				4
1653	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1654 1655	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1655 1656	Cedar Cedar	27' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1657	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1659	Cedar	16' Tall	TO BE REMOVED					4
1663	Cedar	17' Tall	TO BE REMOVED					4
1665	Cedar	16' Tall	TO BE REMOVED					4
1666	Cedar	16' Tall	TO BE REMOVED					4
1667 1670	Cedar Cedar	16' Tall 20' Tall	TO BE REMOVED TO BE REMOVED					4
1010	Cedar	25'+ Tall	TO BE REMOVED					4
1672		'						
	Cedar	23' Tall	TO BE REMOVED					4
1672 1673 1675 1677		23' Tall 23' Tall 10' Tall	TO BE REMOVED TO BE REMOVED TO BE REMOVED					4 4 4

No.	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigation
1678	(common name) Cedar	or Height (ft.) 17' Tall	or Remove TO BE REMOVED	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required 4
1678 1679	Cedar	17' Tall 15' Tall	TO BE REMOVED					4
1680	Cedar	12' Tall	TO BE REMOVED					4
1681 1683	Cedar Cedar	25'+ Tall 22' Tall	TO BE REMOVED TO BE REMOVED					4
1684	Cedar	22' Tall	TO BE REMOVED					4
1686	Cedar	25'+ Tall	TO BE REMOVED					4
1687 1688	Cedar Cedar	16' Tall 23' Tall	TO BE REMOVED TO BE REMOVED					4 4
1689	Cedar	21' Tall	TO BE REMOVED					4
1690	Cedar	17' Tall	TO BE REMOVED					4
1691 1693	Cedar Cedar	18' Tall 20' Tall	TO BE REMOVED TO BE REMOVED					4 4
1695	Cedar	20 Tall 22' Tall	TO BE REMOVED					4
1697	Cedar	20' Tall	TO BE REMOVED					4
1698	Cedar	18' Tall	TO BE REMOVED			_		4
1701 1704	Cedar Cedar	18' Tall 25' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1705	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1706	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1707 1709	Cedar Cedar	14' Tall 20' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1712	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1715	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
716 717	Cedar Cedar	16' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	0 4
719	Cedar	21' Tall	TO BE REMOVED	3	n n	n n	n n	0
720	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
721	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1723 1724	Cedar Cedar	22' Tall 25' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4 4
725	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
727	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
728 730	Cedar Cedar	13' Tall 14' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
731	Cedar	14 Tall	TO BE REMOVED	3	n	n	n	0
734	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1737 1739	Cedar Cedar	20' Tall 19' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n	n	0 4
739	Cedar	19' Tall 20' Tall	TO BE REMOVED	4	n n	n n	n n	4
743	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
744 747	Cedar Cedar	23' Tall 21' Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
753	Cedar	15' Tall	TO BE REMOVED	3	n n	n n	n n	0
755	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
757	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
759 761	Cedar Cedar	16' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1763	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
764	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
766 770	Cedar Cedar	18' Tall 15' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4 0
773	Cedar	13' Tall	TO BE REMOVED	3	n n	n n	n n	0
775	Cedar	10' Tall	TO BE REMOVED	3	n	n	n	0
776	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
780 785	Cedar Cedar	12' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0 4
786	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
787	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
790 792	Cedar Cedar	11' Tall 13' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
793	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
798	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	0
799 801	Cedar Cedar	8' Tall 25'+ Tall	TO BE REMOVED TO REMAIN	3	n n	n n	n n	0
802	Cedar	25'+ Tall	TO REMAIN				- 11	
1803	Cedar	25'+ Tall	TO REMAIN					
804 805	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
806	Cedar	25+ Tall	TO REMAIN					
807	Cedar	25'+ Tall	TO REMAIN					
808	Cedar	25'+ Tall	TO REMAIN					
809 810	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
811	Cedar	20' Tall	TO REMAIN					
812	Cedar	20' Tall	TO REMAIN					
1813 1814	Cedar Cedar	13' Tall 19' Tall	TO REMAIN TO REMAIN					
1815	Cedar	22' Tall	TO REMAIN					
1816	Cedar	22' Tall	TO REMAIN					
1817 1818	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1819	Cedar	25'+ Tall	TO REMAIN					
1820	Cedar	25'+ Tall	TO REMAIN					
1821 1822	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1823	Cedar	25+ Tall 25'+ Tall	TO REMAIN					
1824	Cedar	25'+ Tall	TO REMAIN					
1825 1826	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1826 1827	Cedar	25'+ Tall	TO REMAIN					
1828	Cedar	25'+ Tall	TO REMAIN					
1829 1830	Cedar	25'+ Tall	TO REMAIN					
1830 1831	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1832	Cedar	25'+ Tall	TO REMAIN					
1833	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1834 1835	Cedar Cedar	23' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1835 1836	Cedar	25'+ Tall 25'+ Tall	TO REMAIN					
1837	Cedar	25'+ Tall	TO REMAIN					
1838	Cedar	25'+ Tall	TO REMAIN					
1839 1840	Cedar Cedar	25'+ Tall 18' Tall	TO REMAIN TO REMAIN					
1841	Cedar	25'+ Tall	TO REMAIN					
1842	Cedar	20' Tall	TO REMAIN					
1843	Cedar	21' Tall	TO REMAIN					
1844 1845	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
10	Jedui	25'+ Tall	TO REMAIN					



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



Lakeside Kids, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVI
ROCKWALL, TEXAS

SHEET TITLE

TREE
PRESERVATION
NOTES

No.	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigation
1847	(common name) Cedar	or Height (ft.) 18' Tall	or Remove TO REMAIN	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
1848	Cedar	22' Tall	TO REMAIN					
1849 1850	Cedar Cedar	23' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1851	Cedar	25'+ Tall	TO REMAIN					
1853 1854	Cedar Cedar	22' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1855	Cedar	25+ Tall	TO REMAIN					
1856	Cedar	25'+ Tall	TO REMAIN					
1857 1858	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1859	Cedar	25+ Tall	TO REMAIN					
1860	Cedar	25'+ Tall	TO REMAIN					
1861 1862	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
1863	Cedar	25'+ Tall	TO REMAIN	т	11		- 11	
1864	Cedar	25'+ Tall	TO REMAIN					
1865 1866	Cedar Cedar	25'+ Tall 22' Tall	TO REMAIN TO REMAIN					
1867	Cedar	25'+ Tall	TO REMAIN					
1868	Cedar	25'+ Tall	TO REMAIN					
1869 1870	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1871	Cedar	25'+ Tall	TO REMAIN					
1872	Cedar	25'+ Tall	TO REMAIN					
1873 1874	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1876	Cedar	25'+ Tall	TO REMAIN					
1877	Cedar	22' Tall	TO REMAIN					4
1878 1879	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
1880	Cedar	25'+ Tall	TO REMAIN					
1881	Cedar	25'+ Tall	TO REMAIN					
1882 1883	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1884	Cedar	25'+ Tall	TO REMAIN					
1885	Cedar	25'+ Tall	TO REMAIN					
1886 1887	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1888	Cedar	25'+ Tall	TO REMAIN					
1889	Cedar	25'+ Tall	TO REMAIN					
1890 1891	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1892	Cedar	25'+ Tall	TO REMAIN					
1894	Cedar	25'+ Tall	TO BE REMOVED					4
1895 1897	Cedar Cedar	25'+ Tall 20' Tall	TO BE REMOVED					4
1899	Cedar	22' Tall	TO BE REMOVED					4
1900	Cedar	20' Tall	TO BE REMOVED	4	_		_	4
1906 1908	Cedar Cedar	24' Tall 14' Tall	TO BE REMOVED	3	n n	n n	n	0
1909	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	0
1912	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1914 1916	Cedar Cedar	16' Tall 23' Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n n	n n	0 4
1917	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	0
1919	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1921 1926	Cedar Cedar	14' Tall 11' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1928	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1930	Cedar	24' Tall	TO REMAIN					
1931 1932	Cedar Cedar	24' Tall 21' Tall	TO REMAIN TO REMAIN					
1933	Cedar	17' Tall	TO REMAIN					
1934 1935	Cedar Cedar	18' Tall 22' Tall	TO REMAIN					
1936	Cedar	13' Tall	TO REMAIN TO REMAIN					
1937	Cedar	20' Tall	TO REMAIN					
1938 1939	Cedar Cedar	25'+ Tall 18' Tall	TO REMAIN TO REMAIN					
1939	Cedar	13' Tall	TO REMAIN					
1941	Cedar	14' Tall	TO REMAIN					
1942 1943	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1944	Cedar	15' Tall	TO REMAIN					
1945	Cedar	14' Tall	TO REMAIN					
1946 1947	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1948	Cedar	18' Tall	TO REMAIN					
1949	Cedar	17' Tall	TO REMAIN					
1950 1951	Cedar Cedar	25' Tall 14' Tall	TO REMAIN TO REMAIN					
1952	Cedar	20' Tall	TO REMAIN					
1953 1954	Cedar Cedar	20' Tall 14' Tall	TO REMAIN TO REMAIN					
1954	Cedar	14' Tall 18' Tall	TO BE REMOVED					4
1958	Cedar	14' Tall	TO BE REMOVED					4
1959 1961	Cedar Cedar	23' Tall 12' Tall	TO BE REMOVED TO BE REMOVED					4
1962	Cedar	18' Tall	TO BE REMOVED					4
1963	Cedar	15' Tall	TO BE REMOVED					4
1964 1965	Cedar Cedar	25'+ Tall 12' Tall	TO BE REMOVED TO REMAIN					4
1967	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1969	Cedar	25'+ Tall	TO BE REMOVED					4
1970 1971	Cedar Cedar	14' Tall 12' Tall	TO BE REMOVED TO BE REMOVED					4
1973	Cedar	17' Tall	TO BE REMOVED					4
1975	Cedar	25'+ Tall	TO REMAIN					
2017 2018	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED					4
2020	Cedar	25+ Tall 25'+ Tall	TO BE REMOVED					4
2022	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2023 2024	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n	4
2024	Cedar	25+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2027	Cedar	25'+ Tall	TO REMAIN					
2028 2029	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
/11/29	Journ	Lo · Iali	I C INLIVIAIN					

No.	Species	Caliper (inches)	TREE SURVEY Protect	FIELD DATA Tree Health	Disease	Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
2031 2032	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2032	Cedar	25'+ Tall	TO REMAIN					
2034	Cedar	25'+ Tall	TO REMAIN					
2035 2036	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2037	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2038	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2039 2041	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2042	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2043	Cedar	25'+ Tall	TO BE REMOVED	-	n	n	n	4
2044 2045	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
2046	American Elm	10" Caliper	TO BE REMOVED	4	n	n	n	10
2047 2048	Cedar Green Ash	25'+ Tall	TO BE REMOVED		n	n	n	4
2046	Cedar	12" Caliper 25'+ Tall	TO BE REMOVED		n n	n n	y n	0 4
2050	Green Ash	10" Caliper	TO BE REMOVED	2	n	n	y	0
2051 2052	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED					4 4
2052	Cedar	25'+ Tall	TO REMAIN					7
2054	Cedar	25'+ Tall	TO REMAIN					
2055 2056	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2057	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2059	Cedar	21" Tall	TO BE REMOVED		n	n	n	4
2060	Cedar Cedar	24' Tall	TO BE REMOVED					4
2062 2064	Cedar	25' Tall 10" Caliper	TO BE REMOVED		n	n	n	0
2065	Cedar	24' Tall	TO BE REMOVED		73		-	4
2066	Cedar	25'+ Tall	TO BE REMOVED					4
2067 2068	Cedar Cedar	24' Tall 24' Tall	TO BE REMOVED		n	n	n	4
2076	Cedar	25'+ Tall	TO BE REMOVED					4
2078	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2083 2085	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2091	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2093	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2095 2096	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED	70	n n	n n	n n	4 4
2098	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2301	Cedar	18' Tall	TO BE REMOVED		n	n	n	4
2302 2303	Cedar Cedar	23' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2304	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2305	Cedar	24' Tall	TO BE REMOVED		n	n	n	4
2306 2307	Cedar Cedar	23' Tall 23' Tall	TO BE REMOVED		n n	n n	n n	4
2314	Cedar	24' Tall	TO BE REMOVED		n	n	n	4
2315	Cedar	25' Tall	TO BE REMOVED	-	n	n	n	4
2316 2317	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n	n	n	4
2318	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2319	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2320	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2321 2322	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2323	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2324	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2325 2326	Cedar Cedar	25' Tall 25' Tall	TO BE REMOVED		n n	n n	n n	4
2327	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
2328	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2329 2330	Cedar Cedar	25' Tall 24' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4 4
2331	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
2332	Cedar	25'+ Tall	TO BE REMOVED	17	n	n	n	4
2333 2334	Cedar Cedar	25'+ Tall 25' Tall	TO BE REMOVED		n n	n n	n n	4
2335	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2336	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2337 2338	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2339	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2340	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2341 2342	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
2343	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2344	Cedar	25'+ Tall	TO BE REMOVED	12	n	n	n	4
2345 2346	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
2347	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2348	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2349 2350	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
2351	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2352	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2353 2354	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2355	Cedar	25'+ Tall	TO REMAIN					
2356	Cedar	25'+ Tall	TO BE REMOVED	-	n	n	n	4
2357 2358	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2359	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2360	Cedar	25'+ Tall	TO REMAIN					
2361 2362	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN	4	n	n	n	4
2362	Cedar	25'+ Tall	TO REMAIN					
2365	Cedar	25'+ Tall	TO REMAIN					
2366	Cedar	25'+ Tall	TO REMAIN					
2367 2368	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2369	Cedar	25'+ Tall	TO REMAIN					
2370	Cedar	25'+ Tall	TO REMAIN					4
2371 2372	Cedar Cedar	23' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2373	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2374	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4

No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigatio Require
2375	Cedar	25'+ Tall	TO BE REMOVED		n	n	n (1/14)	4
2376	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2377	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2379 2380	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
2381	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2382	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2383	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
2384 2386	Cedar Cedar	25' Tall 20' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2387	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
2388	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
2389	Cedar	19' Tall	TO BE REMOVED		n	n	n	4
2390	Cedar	21' Tall	TO BE REMOVED		n	n	n	4
2391 2392	Cedar Cedar	20' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2393	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
2394	Cedar	24' Tall	TO BE REMOVED		n	n	n	4
2396	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
2397 2399	Cedar	21' Tall 20' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2400	Cedar Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2401	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2402	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2403	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2404	Codor	8" Caliper	TO BE REMOVED	3	n	n	n	0
2405 2406	Cedar Cedar	25'+ Tall 20' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2407	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
2408	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2409	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2410	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
2411 2412	Cedar Cedar	25'+ Tall 24' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2412	Cedar	24 Tall 25'+ Tall	TO REMAIN					4
2414	Cedar	25' Tall	TO REMAIN					
2415	Cedar	25' Tall	TO REMAIN					
2416	Cedar	25' Tall	TO REMAIN					
2417 2418	Cedar Cedar	18' Tall 25'+ Tall	TO REMAIN TO REMAIN					
2419	Cedar	25'+ Tall	TO REMAIN					
2420	Cedar	25'+ Tall	TO REMAIN					
2421	Cedar	25'+ Tall	TO REMAIN					
2422 2423	Cedar Tree	25'+ Tall 12" Caliper	TO REMAIN TO REMAIN					
2423	Tree	8" Caliper	TO REMAIN					
2425	Tree	16" Caliper	TO REMAIN					
2426	Tree	14" Caliper	TO REMAIN					
2427	Tree	8" Caliper	TO REMAIN					
2428 2429	Tree Hackberry	10" Caliper 10" Caliper	TO REMAIN TO BE REMOVED	2	n	n	у	0
2430	Hackberry	8" Caliper	TO BE REMOVED		n	n	y	0
2431	Hackberry	10" Caliper	TO BE REMOVED					0
2433	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2434 2435	Cedar Cedar	23' Tall 25' Tall	TO REMAIN TO REMAIN					
2436	Cedar	25'+ Tall	TO REMAIN					
2438	Cedar	25'+ Tall	TO REMAIN					
2439	Cedar	25'+ Tall	TO REMAIN					
2440 2441	Cedar	25'+ Tall	TO REMAIN					
2441	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2443	Cedar	25'+ Tall	TO REMAIN					
2444	Cedar	25'+ Tall	TO REMAIN					
2445	Cedar	25'+ Tall	TO REMAIN					
2446 2447	Tree Tree	14" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2447	Tree	12" Caliper	TO REMAIN					
2452	Tree	8" Caliper	TO REMAIN					
2454	Tree	6" Caliper	TO REMAIN					
2455	Cedar	25'+ Tall	TO REMAIN					
2456 2457	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2463	Tree	10" Caliper	TO REMAIN					
2466	Cedar	25'+ Tall	TO REMAIN					
2467	Tree	6" Caliper	TO REMAIN					
2468 2469	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2469	Cedar	25'+ Tall	TO REMAIN					
2471	Cedar	25'+ Tall	TO REMAIN					
2472	Cedar	25'+ Tall	TO REMAIN					
2473	Tree	14" Caliper	TO REMAIN					
2474 2475	Tree Green Ash	6" Caliper 8" Caliper	TO REMAIN TO BE REMOVED					0
2476	Cedar	25'+ Tall	TO BE REMOVED					4
2477	Tree	6" Caliper	TO BE REMOVED					6
2478	Cedar	25'+ Tall	TO BE REMOVED					4
2479	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2480 2481	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2482	Green Ash	8" Caliper	TO BE REMOVED		n	n	n	0
2483	Cedar	25'+ Tall	TO BE REMOVED	2	n	n	y	0
2484	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2485	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2486 2487	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2488	Cedar	25+ Tall	TO BE REMOVED		n	n	n	4
2489	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2490	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2491	Cedar	25'+ Tall	TO BE REMOVED					4
2492 2493	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2493	Cedar	25+ Tall	TO REMAIN	7	n	n		4
2495	Cedar	25'+ Tall	TO BE REMOVED					4
2496	Cedar	25'+ Tall	TO REMAIN					
2497	Cedar	25'+ Tall	TO REMAIN					
2498	Cedar	25'+ Tall	TO REMAIN					
2499	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2501			LV DEIVIAIN					



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

BPE	PE FIRM NO. F-20145						
RE	VISIONS	3					
#	DATE	COMMENTS					
1	05.06.20	City Commen					
2	10.13.20	City Commen					

1,_	VIOIOINC	
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments
	•	

PROFESSIONAL SEAL



Lakeside Kids, I 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL

E. RALPH HALL PARKWAY AND PLAZA DRIV
ROCKWALL, TEXAS

SHEET TITLE

TREE
PRESERVATION
NOTES

No.	Species	Caliper (inches)	TREE SURVEY Protect	Tree Health		Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
2504 2507	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2508	Cedar	25'+ Tall	TO REMAIN					
2510 2511	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2512	Cedar	25'+ Tall	TO REMAIN					
2513 2514	Tree Tree	8" Caliper 10" Caliper	TO REMAIN TO REMAIN					
2515	Cedar	25'+ Tall	TO REMAIN					
2516 2517	Tree Cedar	8" Caliper 18' Tall	TO REMAIN TO REMAIN					
2518	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2519	Cedar	22' Tall	TO REMAIN					
2520 2521	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2522	Cedar	25'+ Tall	TO REMAIN					
2523	Tree	8" Caliper	TO REMAIN					
2524 2525	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2526	Cedar	25'+ Tall	TO REMAIN					
2527 2528	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2529	Cedar	25'+ Tall	TO BE REMOVED					4
2530	Cedar	25'+ Tall	TO BE REMOVED					4
2531 2532	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
2533	Tree	6" Caliper	TO BE REMOVED					4
2535	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2536 2537	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
2539	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2540	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2542 2543	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2545	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2546 2548	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2548	Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2550	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2551 2552	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2553	Cedar	25+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2555	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
2556 2558	Cedar Tree	25'+ Tall 6" Caliper	TO BE REMOVED TO BE REMOVED		n	n	n	6
2559	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2560	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2561 2562	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2563	Tree	14" Caliper	TO BE REMOVED					14
2565	Cedar	25'+ Tall	TO BE REMOVED		n		n n	4
2566 2568	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2569	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2570 2571	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2572	Cedar	18' Tall	TO BE REMOVED		n n	n n	n n	4
2573	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2574 2576	Cedar Cedar	25' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2577	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2578	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2579 2580	Tree Tree	14" Caliper 10" Caliper	TO BE REMOVED TO BE REMOVED					14 10
2581	Tree	6" Caliper	TO BE REMOVED					6
2582 2583	Cedar	25' Tall 24' Tall	TO BE REMOVED TO BE REMOVED					4
2584	Cedar Tree	12" Caliper	TO BE REMOVED					12
2585	Cedar	25'+ Tall	TO BE REMOVED					4
2586 2587	Cedar Tree	25'+ Tall 8" Caliper	TO BE REMOVED TO BE REMOVED					8
2588	Cedar	25'+ Tall	TO BE REMOVED					4
2589	Cedar	25'+ Tall	TO BE REMOVED					4
2591 2592	Tree Tree	6" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2593	Cedar	25'+ Tall	TO BE REMOVED					4
2594 2595	Cedar	25'+ Tall	TO BE REMOVED					4
2595 2596	Tree Cedar	6" Caliper 25'+ Tall	TO BE REMOVED TO BE REMOVED					6 4
2597	Cedar	25'+ Tall	TO BE REMOVED					4
2598 2599	Cedar Tree	25'+ Tall 10" Caliper	TO BE REMOVED TO BE REMOVED					4 10
2600	Tree	8" Caliper	TO BE REMOVED					8
2607	Tree	10" Caliper	TO REMAIN					
2608 2609	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2610	Tree	12" Caliper	TO REMAIN					
2611 2612	Tree Tree	8" Caliper 12" Caliper	TO REMAIN TO REMAIN					
2613	Tree	6" Caliper	TO REMAIN					
2614	Tree	6" Caliper	TO REMAIN					
2615 2616	Tree Cedar	12" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2617	Tree	8" Caliper	TO REMAIN					
2618	Tree	8" Caliper	TO REMAIN					
2619 2620	Tree Cedar	6" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2633	Gulf Black Willow	6" Caliper	TO BE REMOVED					0
2634 2635	Tree Tree	6" Caliper	TO BE REMOVED TO REMAIN					6
2635	Tree	8" Caliper 6" Caliper	TO REMAIN					
2637	Tree	6" Caliper	TO REMAIN					
2638 2639	Tree Tree	6" Caliper 8" Caliper	TO REMAIN TO REMAIN					
2640	Tree	16" Caliper	TO REMAIN					
2641	Tree	6" Caliper	TO REMAIN					
2642 2643	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
	Cedar	25'+ Tall	TO REMAIN					
2644	Occa	12" Caliper	101121111					

No.	Species	Caliper (inches)	TREE SURVEY Protect	FIELD DATA		Insect	Structural	Mitigation
1	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
2646 2647	Tree Tree	12" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2648	Cedar	25'+ Tall	TO REMAIN					
2649 2650	Cedar Tree	25'+ Tall 6" Caliper	TO REMAIN TO REMAIN					
2651	Tree	14" Caliper	TO REMAIN					
2652	Tree	6" Caliper	TO REMAIN					
2653 2654	Tree Tree	6" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2657	Tree	16" Caliper	TO REMAIN					
2658	Tree	6" Caliper	TO REMAIN					
2659 2660	Tree Tree	14" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2661	Tree	10" Caliper	TO REMAIN					
2662	Tree	16" Caliper	TO REMAIN					
2663 2664	Tree Tree	14" Caliper 12" Caliper	TO REMAIN TO REMAIN					
2666	Cedar	25'+ Tall	TO REMAIN					
2667 2668	Cedar Tree	25' Tall 12" Caliper	TO REMAIN TO REMAIN					
2669	Tree	8" Caliper	TO REMAIN					
2670	Tree	8" Caliper	TO REMAIN					
2671 2672	Cedar Tree	25'+ Tall 12" Caliper	TO REMAIN TO REMAIN					
2673	Cedar	25'+ Tall	TO REMAIN					
2674	Cedar	25'+ Tall	TO REMAIN					
2675 2676	Tree Cedar	8" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2677	Cedar	25'+ Tall	TO REMAIN					
2678 2679	Cedar	25'+ Tall	TO REMAIN					
2680	Cedar Tree	25'+ Tall 12" Caliper	TO REMAIN TO REMAIN					
2681	Cedar	25'+ Tall	TO REMAIN					
2682 2683	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2684	Cedar	25'+ Tall	TO REMAIN					
2685	Cedar	25'+ Tall	TO REMAIN					
2686 2687	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2688	Tree	8" Caliper	TO REMAIN					
2689	Cedar	25'+ Tall	TO REMAIN					
2690 2691	Tree Tree	8" Caliper 8" Caliper	TO REMAIN TO REMAIN					
2692	Cedar	25'+ Tall	TO REMAIN					
2693	Tree	10" Caliper	TO REMAIN					
2695 2696	Cedar Cedar	25'+ Tall 18' Tall	TO REMAIN TO REMAIN					
2697	Cedar	25'+ Tall	TO REMAIN					
2698 2699	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2700	Tree	8" Caliper	TO REMAIN					
2907	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2908 2909	Cedar Cottonwood	25'+ Tall 10" Caliper	TO BE REMOVED TO BE REMOVED		n	n	n	4 0
2910	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2911	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2912 2913	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2915	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2917	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2918 2919	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4 4
2920	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2921	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2923 2924	Cedar Cottonwood	25'+ Tall 6" Caliper	TO BE REMOVED	3	n n	n n	n n	4 0
2925	Bois D' Arc	6" Caliper	TO BE REMOVED	3	n	n	n	0
2931	Cottonwood	16" Caliper 25'+ Tall	TO BE REMOVED	3	n	n	n	0
2932 2933	Cedar Cedar	25+ Tall	TO BE REMOVED		n n	n n	n n	4
2934	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2935 6001	Tree Cedar	12" Caliper 25'+ Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
6002	Cedar	25+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
6003	Cedar	25'+ Tall	TO REMAIN					
6004 6005	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
6006	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6007	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6008 6009	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
6010	Cedar	25'+ Tall	TO REMAIN	•				
6011	Cedar	25'+ Tall	TO BE REMOVED	4	-	u-		4
6012 6013	Cedar Cedar	25' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
6014	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6015 6016	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
6016	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
6018	Cedar	25'+ Tall	TO REMAIN	4	n	n	n	
6019 6020	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4 4
6020	Cedar	25'+ Tall 21' Tall	TO BE REMOVED					4
6022	Cedar	25' Tall	TO BE REMOVED					4
6023 6024	Cedar Cedar	23' Tall 24' Tall	TO BE REMOVED TO BE REMOVED					4 4
6025	Cedar	24' Tall 24' Tall	TO BE REMOVED					4
6026	Cedar	25' Tall	TO BE REMOVED					4
6027 6028	Cedar Cedar	25' Tall 25'+ Tall	TO BE REMOVED		n	n	n	4 4
6029	Cedar	25' Tall	TO REMAIN					4
6030	Cedar	23' Tall	TO BE REMOVED					4
6031 6032	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
6033	Cedar	25'+ Tall	TO REMAIN					
6034	Cedar	25'+ Tall	TO BE REMOVED					4
6035 6036	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
6037	Cedar	25'+ Tall	TO REMAIN					
6038	Cedar	25'+ Tall	TO REMAIN					

No.	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
6039	Cedar	25'+ Tall	TO REMAIN					
6040	Cedar	25'+ Tall	TO REMAIN					1120
6041	Cedar	25'+ Tall	TO BE REMOVED					4
6042	Hackberry	12" Caliper	TO REMAIN					
6043	Hackberry	12" Caliper	TO REMAIN					
6044	Green Ash	8" Caliper	TO REMAIN					
6045	Hackberry	10" Caliper	TO REMAIN					
6046	Hackberry	10" Caliper	TO REMAIN					
6047	Gulf Black Willow	12" Caliper	TO REMAIN					
6048	Gulf Black Willow	10" Caliper	TO REMAIN					
6049	Cottonwood	10" Caliper	TO REMAIN					
6050	Green Ash	6" Caliper	TO REMAIN					
6051	Cottonwood	6" Caliper	TO BE REMOVED	3	n	n	n	0
6052	Hackberry	12" Caliper	TO BE REMOVED	2	n	n	n	0
6053	-		TO BE REMOVED	1				0
	Hackberry	8" Caliper			n 	n	n	
6054	Green Ash	6" Caliper	TO BE REMOVED	2	n	n	У	0
6055	American Elm	6" Caliper	TO BE REMOVED	4	n	n	n	9
6056	Hackberry	6" Caliper	TO BE REMOVED	2	n	n	n	0
6057	Hackberry	12" Caliper	TO BE REMOVED	3	n	n	n	0
6058	Hackberry	8" Caliper	TO BE REMOVED	2	n	n	У	0
6059	Hackberry	6" Caliper	TO BE REMOVED	2	n	n	n	0
6060	Hackberry	12" Caliper	TO REMAIN					
6061	Cedar Elm	12" Caliper	TO REMAIN					
6062	Hackberry	6" Caliper	TO REMAIN					
6063	Hackberry	10" Caliper	TO REMAIN					
6064	American Elm	8" Caliper	TO REMAIN					
6065	Cedar Elm	8" Caliper	TO REMAIN					
6066	Cedar	25'+ Tall	TO REMAIN					
6067	American Elm	10" Caliper	TO REMAIN					
6068	Hackberry	6" Caliper	TO REMAIN					
6069	Hackberry	6" Caliper	TO REMAIN					
6070	Cottonwood	10" Caliper	TO BE REMOVED	3	n	n	n	0
6071	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6072	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6073	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6074	Hackberry	10" Caliper	TO BE REMOVED	1	n	n	n	0
6075	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6076	American Elm	10" Caliper	TO BE REMOVED	4				10
	The San Street Control of the Street Control				n	n	n	
6077	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6078	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6079	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6080	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6081	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6082	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6083	Hackberry	10" Caliper	TO BE REMOVED	3	n	n	n	0
6084	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6085	Hackberry	6" Caliper	TO BE REMOVED					0
6086	Hackberry	6" Caliper	TO BE REMOVED					0
6087	Hackberry	6" Caliper	TO BE REMOVED					0
6088	Cedar	12" Caliper	TO REMAIN					
6089	Cedar	10" Caliper	TO REMAIN					
6090	Cedar	12" Caliper	TO REMAIN					
6091	American Elm	8" Caliper	TO BE REMOVED	4	n	n	n	8
6092	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6093	Hackberry	6" Caliper	TO BE REMOVED					0
6094	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6095	Green Ash	10" Caliper	TO BE REMOVED	2	n	n	у	0
6096	Cedar	6" Caliper	TO BE REMOVED	4	n	n	n	4
6097	Cottonwood			3				0
	The same of the sa	22" Caliper	TO BE REMOVED		n	n	n	
6098	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6099	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6100	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
otal Mitig	ation Inches Requ	ired						2,0
Total Mitig	ation Inches Provi ation Inches Rema Credit Purchase (2	ining	rees ches @ \$100.00 / in	ch)				1,7 \$34,540.
ree Purcl	hase for Parks and	Recreation						\$82,436.
		tion Settlement						\$116,976.
Total Alter	USITA HER MILIUS							

BELLE

12801 N. Central Expy Suite 1760 Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



TREE
PRESERVATION
NOTES



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

01	AFF USE	DIVLY	SECTION AND PERSONS
11	ABIBLIANA		

PLANNING & ZONING CASE NO.

<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

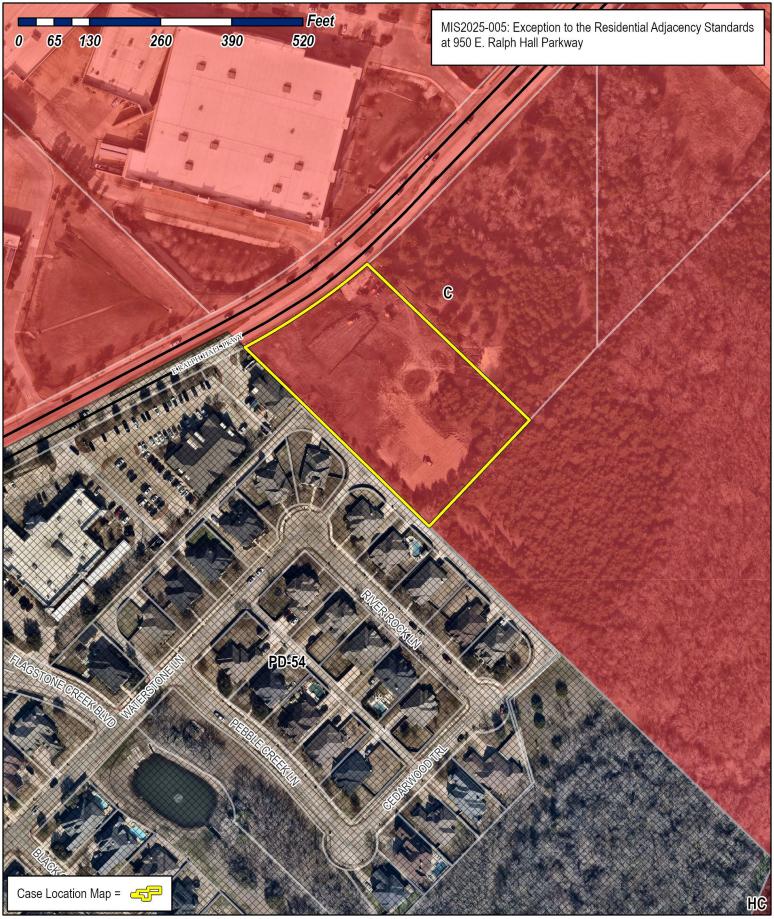
Notary ID129935855

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK	THE AF	PROPRIATE BOX BELO	W TO INDICATE THE TYPE	E OF DI	EVELOPMENT REC	UESTI	SELECT	ONLY	ONE BO) X7·		
PLATTING AI MASTER F PRELIMIN FINAL PLA REPLAT (\$	PPLICA PLAT (\$1 ARY PL AT (\$300 \$300.00 G OR M	TION FEES: 100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 AC 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.0	RE) ¹		ZONING APPLIC ☐ ZONING CHAI ☐ SPECIFIC USI ☐ PD DEVELOP OTHER APPLICA ☐ TREE REMOVI ☐ VARIANCE RE	CATION ANGE (\$2 E PERM PMENT F ATION F VAL (\$75	FEES: 200.00 + MIT (\$200 PLANS (\$ FEES: 5.00)	\$15.00 .00 + \$ \$200.00	ACRE) 15.00 AC + \$15.0	ore) 18 O ACRE	E) 1	
SITE PLAN A. ☐ SITE PLAN ☐ AMENDED	V (\$250.0	00 + \$20.00 ACRE) 1	SCAPING PLAN (\$100.00)		NOTES: 1: IN DETERMINING TH PER ACRE AMOUNT, F 2: A \$1,000.00 FEE W INVOLVES CONSTRUCT PERMIT.	HE FEE, PL FOR REQU	EASE USE ESTS ON LE	THE EXA	CT ACREA NONE ACR	GE WHE	N MULTIPLY	NE (1) ACRE.
PROPERTY I	NFOF	RMATION [PLEASE PR	INT	-								
	RESS		Ralph Hall Pkwy.	Roc	kwall, TX 75	032						
SUBDIV	ISION		USINESS PARK E				LOT		13	BI	OCK	
GENERAL LOCA	ATION	RALPH HAI	LL PKWY, TX									
ZONING, SIT	EPLA		INFORMATION (PLE	EASE DD	PINTI						la financia	because contract
CURRENT ZO		С		I. COL I IV	CURRENT USE	C						
PROPOSED ZO	NING				PROPOSED USE							
ACR	EAGE	2.649	LOTS [CURREI		1		LOTS	S IPRO	POSED]			
	11010	LATS: BY CHECKING THIS PROVAL PROCESS, AND F IIAL OF YOUR CASE.	S BOX YOU ACKNOWLEDGE FAILURE TO ADDRESS ANY C	E THAT I OF STAF	DUE TO THE PASSA F'S COMMENTS BY T	IGE OF <u>I</u> THE DAT	HB3167 T E PROVI	THE CIT DED ON	Y NO LO I THE DE	NGER I	HAS FLE	XIBILITY WITH NLENDAR WILL
OWNER/APP	LICAN	NT/AGENT INFORM	MATION [PLEASE PRINT/	/CHECK	THE PRIMARY CONT.	ACT/OR	IGINAL SI	GNATU	RES ARE	REQU	IRED]	
™ OWN	ER B	UFFALO COUNTRY	PROPERTIES LLC		M APPLICANT						state LL	C.
CONTACT PERS	100	Rajesh Malviya		CON	NTACT PERSON	Dnya	nada Ne	evgi				
ADDRE		12050 Research Ro			ADDRESS	811 8	Centra	al Exp	resswa	y, Sui	te 306	
CITY CTATE 9		#9305										
CITY, STATE & 2		Frisco, TX 75033		CIT	TY, STATE & ZIP	Richa	rdson,	TX- 75	080			
PHO E-M/	1000	214-454-6944			PHONE		-396-37					
	50000	rmalviya@yahoo.d	OIII		E-MAIL	pm@	srcland	buildir	ng.com			
BEFORE ME, THE U	NDERSI	ATION [REQUIRED] GNED AUTHORITY, ON THI ON THIS APPLICATION TO	S DAY PERSONALLY APPEAF BE TRUE AND CERTIFIED TI	RED	Mona ac	gari	wal	[[OWNER]	THE	UNDERS	IGNED, WHO
March INFORMATION CONT	TAINED V	20 25 BY SIG	RPOSE OF THIS APPLICATION, COST OF THIS APPLICATION, I NING THIS APPLICATION, I AG TO THE PUBLIC. THE CITY F SUCH REPRODUCTION IS AS	GREE TH	AT THE CITY OF ROC	KWALL (I	WALL ON I.E. "CITY",	THIS TH	HORIZED	AND P	PERMITTEL	DAY OF
GIVEN UNDER MY F	HAND AN	D SEAL OF OFFICE ON TH	IS THE 4 DAY OF MO	arch	2025		12	15/	26			!
		OWNER'S SIGNATURE	Mona Ago	arw	val				ATT PUE	Jer	nny Mar	rie Brown
NOTARY PUBLIC IN	AND FO	R THE STATE OF TEXAS	Kellin By	100	u		MY COMN	ALS SHOW	PIRE			ion Expires

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 7508





City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





February 06, 2025

City Planner
Planning & Zoning Department
City of Rockwall
385 S. Goliad St
Rockwall, Texas 75087

Re: Variance Request for Screening from Residential – Pinnacle Montessori Academy of Rockwall at 950 & 962 E Ralph Hall Pkwy, Rockwall, TX (SP2024-14)

As part of the Site Plan for the above-mentioned project, we are proposing a change in the screening wall between our development and the adjacent residential property located south of this project. Following UDC Guidelines, Article 8, Section 05.02 (B), we are proposing an acceptable alternative to the masonry by installing a wrought iron fence with three (3) tiered vegetative screening.

Our mission is to promote green design across all our schools. A wrought iron fence will provide better air circulation, the three (3) tiered vegetative screening will serve as a sound barrier and also offer a more aesthetically pleasing view while still maintaining boundary definition and privacy. Landscaping with trees and shrubs contributes to better air quality and water absorption, reducing runoff compared to an impervious masonry structure. Additionally, an iron fence with landscape buffer is easier to maintain, and repair compared to a brick masonry wall. Any savings from this initiative will be invested in better playground equipment.

For replacing the masonry wall with the wrought iron fence, we are proposing the following option available per UDC guidelines:

Wrought iron fence of minimum six (6) feet in height on property line and three (3) tiered vegetative screening in 20 feet landscape buffer. The 20 feet landscape buffer will be of two (2) rows of evergreen accent trees 20 feet offset and canopy trees at 20 feet center to center.

We have revised our site plan and the landscape plan following the UDC Guidelines to ensure proper screening from the residential property.

As our proposal is within the guidelines of the UDC and not expected to have any adverse impact on project aesthetics, the quality of life and the surrounding environment, we request the City to grant us the variance. We would also like to receive City's input about which of the above two options would be preferable.

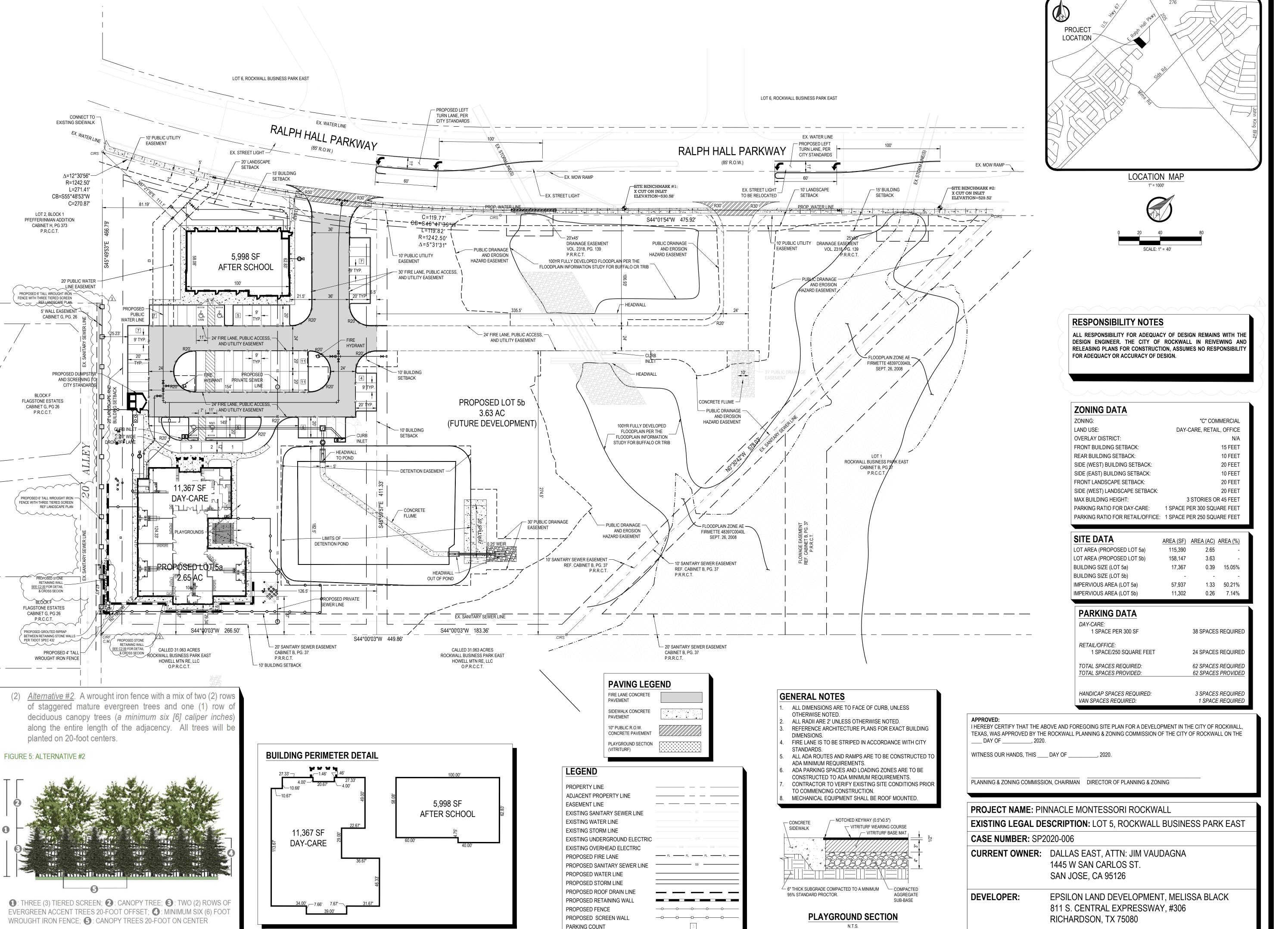
Please let us know if you have any questions or need further clarifications.

Sincerely,

Global Civil Solutions, LLC.

Firoze Shams, PE, PTOE

President



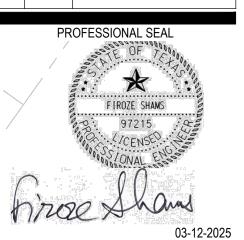
OMEGA

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306

TBPE FIRM NO. F-20145

RICHARDSON, TX 75080

RE	VISIONS	
#	DATE	COMMENTS
1	07/08/24	THE CITY COMMENTS
2	04/09/24	THE CITY COMMENTS
3	03/12/25	REVISED RIPRAP, RETAINING WALL, & SCREEN WALL



OU JENIT IN EODIA A TION

CLIENT INFORMATION

IKESIGE NIGS, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
ND 962 E. RALPH HALL PARKWAY AND PLAZ
DRIVE

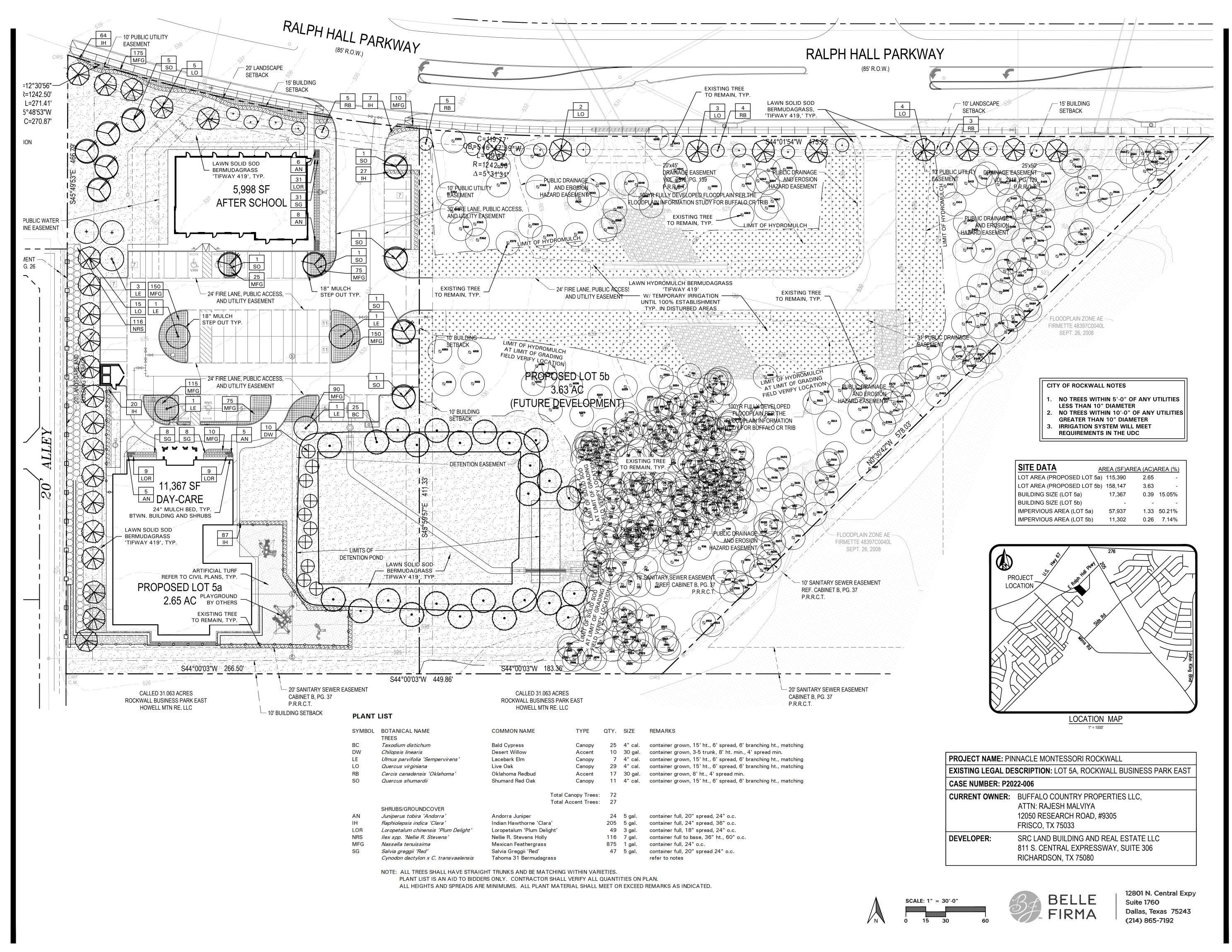
SHEET TITLE

SITE PLAN

SHEET NUMBER

C1.00

ISSUE DATE:



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWA

SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

	RE	VISIONS	3
Γ	#	DATE	COMMENTS
Γ	1	05.06.20	City Comments
Γ	2	10.13.20	City Comments
Γ	3	11.19.21	City Comments
Γ	4	12.06.21	City Comments
Γ	5	03.03.22	City Comments
Γ	6	08.05.22	City Comments
Γ	7	05.17.24	City Comments
	8	07.25.24	City Comments
	9	08.29.24	City Comments
	10	02.14.25	Owner Comments
Γ			



OWNER INFORMATION

PROJECT INFORMATION

LANDSCAPE

- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- 5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS. WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 7. ALL LAWN AREAS SHALL BE SOLID SOD 'TAHOMA 31' BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- 6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- 1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED 'TAHOMA 31' BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

- 1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- 2. 'TAHOMA 31' BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- 3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- 5. HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- 6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- 7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- 8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - Lot 5a THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) I.f. and one accent tree per (50) I.f., to include groundcover, berm, and shrubbery

RALPH HALL PARKWAY: 272 I.f. Required Provided 10' wide buffer 20' wide buffer (5) trees, 4" cal. (5) trees, 4" cal. (5) accent trees (5) accent trees

RESIDENTIAL BUFFER 1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) I.f. and two (2) rows of large shrubs.

Residential Adjacency: 320 l.f. Required Provided 20' wide buffer 20' wide buffer

(16) trees, 4" cal. (16) trees, 4" cal.

double of large shrubs double row of large shrubs

PARKING LOT LANDSCAPING 1. Five (5%) percent of the interior parking lot shall be

2. One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,764 s.f. Total parking spaces: 61 spaces

Required Provided 1,188 s.f. (5%) 5,104 s.f. (7) trees, 4" cal. (12) trees, 4" cal.

SITE LANDSCAPING

- 1. Fifteen (15%) percent of the total site shall be landscaped
- for COMMERCIAL. 2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Required Provided 41,031 s.f. (15%) 56,069 s.f. (20%) 20,516 s.f. (50%) 24,603 s.f. (60%)

DETENTION BASIN LANDSCAPING

1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.

Detention Basin Area: 8,051 s.f.

Provided Required (10) trees, 4" cal. (10) trees, 4" cal. (10) accent trees (10) accent trees

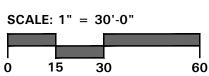
LANDSCAPE TABULATIONS - Lot 5b THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER 1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f.

RALPH HALL PARKWAY: 596 I.f. Required Provided 10' wide buffer 10' wide buffer (12) trees, 4" cal. (9) trees, 4" cal. (12) accent trees (12) accent trees (3) existing trees

CITY OF ROCKWALL NOTES

- 1. NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
- 2. NO TREES WITHIN 10'-0" OF ANY UTILITIES **GREATER THAN 10" DIAMETER**
- 3. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC





12801 N. Central Expy **Suite 1760** Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY

SUITE 306 RICHARDSON, TX 75080

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PROFESSIONAL SEAL



OWNER INFORMATION

Kids, eth Drive TX 75093 മ **b** 8

PROJECT INFORMATION

SORI PINNACLE MONTESS
ACADEMY ROCKWA
RALPH HALL PARKWAY AND PLA
ROCKWALL, TEXAS

SHEET TITLE

LANDSCAPE NOTES

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- 1. Planting (trees, shrubs and grasses)
- 2. Bed preparation and fertilization
- 3. Notification of sources
- 4. Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape 1.7 QUALITY ASSURANCE installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

- 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
- 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials. labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
- Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
- 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

A. Preparation:

- 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
- 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
- 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available
- 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24
- 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all
- times. Cover all materials during transport. 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- 6. Remove rejected plant material immediately from job site.
- 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. 2.3 MISCELLANEOUS MATERIALS Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken PART 3 - EXECUTION root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, 3.1 BED PREPARATION & FERTILIZATION measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows: a. Clay - between 7-27 percent b. Silt – between 15-25 percent c. Sand – less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight.
- 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of 3.2 INSTALLATION course and fine textured material
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

- Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- 2. All planting areas shall receive a two (2") inch layer of specified mulch.
- 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final
- C. Position the trees and shrubs in their intended location as per
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter $(\frac{3}{4})$ inch in diameter. Plants should be thoroughly moist before removing 3.3 CLEANUP AND ACCEPTANCE
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another END OF SECTION location or have drainage added. Install a PVC stand pipe per

- tree planting detail as approved by the Landscape Architect if the percolation test fails.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top $\frac{1}{2}$ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice
- of 'root scoring'. J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- 2. Pruning shall be done with clean, sharp tools.
- 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

- 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to
- 2. All steel curbing shall be free of kinks and abrupt bends.
- 3. Top of curbing shall be $\frac{1}{2}$ " maximum height above final
- 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- 5. Do not install steel edging along sidewalks or curbs.
- 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each

work day.

1 TREE PLANTING DETAIL NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR
- NURSERY STOCK. www.anla.org B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE

SOIL.

C. ROOT BALL: REMOVE TOP $\frac{1}{3}$ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS. D. ROOT FLARE: ENSURE THAT ROOT

FLARE IS EXPOSED, FREE FROM MULCH,

AND AT LEAST TWO INCHES ABOVE

GRADE. TREES SHALL BE REJECTED

WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT. E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK

SHOULD BE IN THE CENTER OF THE

- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions

jeff@treestakesolutions.com

ATTN: Jeff Tuley

(903) 676-6143

- www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY MANUFACTURER'S SPECIFICATIONS INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.
- SHRUBS / GROUNDCOVER; REFER TO LANDSCAPE PLAN TOPDRESS MULCH PER SPECIFICATIONS; 2" MINIMUM-SETTLED THICKNESS TOP OF MULCH 1/2" 3/16" X 4" BLACK EDGING, MINIMUM BELOW TOP OF-STAKES ON INSIDE; EDGING SHALL CONCRETE WALK / CURB BE 1/2" MAXIMUM HEIGHT ABOVE FINISH GRADE SCARIFY SIDES--LAWN / FINISH GRADE CONCRETE WALK-POCKET PLANTING NOT ALLOWED PREPARED SOIL MIX PER NO STEEL EDGING SHALL SPECIFICATIONS; TILL 6" MINIMUM BE INSTALLED ALONG OF PREPARED SOIL MIX INTO SIDEWALKS OR CURBS 6" DEPTH OF EXISTING SOIL REFER TO LANDSCAPE PLAN -NATIVE SOIL FOR SPACING

SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE



DO NOT DISTURB

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10	02.14.25	Owner Comments

PROFESSIONAL SEAL



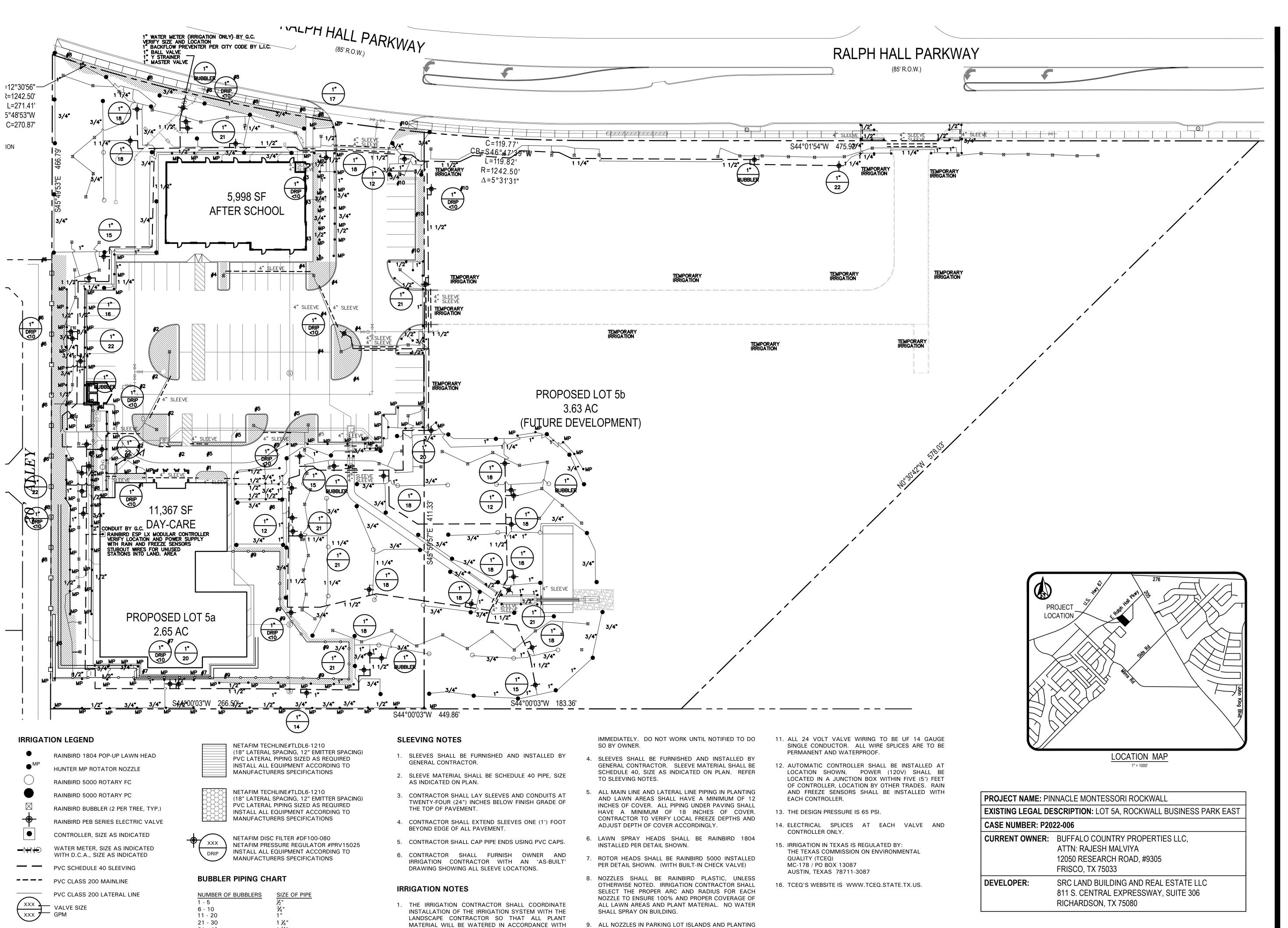
OWNER INFORMATION

Kids, Ф **Ö**

SHEET TITLE

LANDSCAPE **SPECIFICATIONS** AND DETAILS

SHEET NUMBER



BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE

SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN

VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL

OPERATION, REMOVAL OF SOLENOID AND / OR VALVE

10. ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS

OVER SPRAY ON PAVEMENT SURFACES.

COVER WITHOUT ANY EARTH EXCAVATION.

THE INTENT OF THE PLANS AND SPECIFICATIONS.

2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE

3. TEN DAYS PRIOR TO START OF CONSTRUCTION,

INDICATED.

RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE

IRRIGATION CONTRACTOR SHALL VERIFY STATIC

WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN

65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT

1 ½"

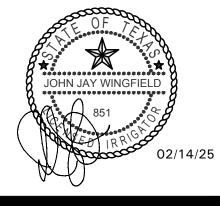
31 - 40

OMEGA DESIGN, LLC

811 S. CENTRAL EXPRESSWA SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	6
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
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7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments
		_



PROJECT INFORMATION

SORI

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

12801 N. Central Expy

Dallas, Texas 75243

Suite 1760

(214) 865-7192

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Provide underground irrigation sleeves as indicated on the
- 1.2 RELATED WORK SPECIFIED ELSEWHERE
- A. Section 32 8424 Irrigation System

1.3 REFERENCED STANDARDS

- A. American Society for Testing and Materials:
- 1. ASTM D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe
- 2. ASTM D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe
- Fittings, Socket Type, Schedule 40. 3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

- A. Sleeve A pipe within which another pipe is placed for carrying water or other utilities to be installed.
- B. Wire Sleeves A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

- A. Polyvinyl Chloride Pipe (PVC) Manufactured in accordance with standards noted herein:
- 1. Marking and Identification Permanently marked with SDR number, ASTM standard number, and the NSF
- (National Sanitation Foundation) seal. 2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Coverage Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.
- B. Sleeve Extensions Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

- A. Compaction Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.
- B. Damage Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper

O 1 SLEEVE DETAIL NOT TO SCALE

installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

B. Work includes but is not limited to:

- Trenching and backfill.
- Installation of automatic controlled system. 3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.
- C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Refer to Irrigation Plans for controller, head, and valve
- B. Section 32 8423 Underground Irrigation Sleeves and Utility Conduits
- C. Section 32 9300 Landscape
- D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional

1.3 APPLICABLE STANDARDS

- A. America Standard for Testing and Materials (ASTM) Latest
- D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR) 2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
- 3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
- 4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings,
- Socket Type, Schedule 80 5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
- D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer 8. D2855 Making Solvent - Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

- A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.
- B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.
- C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

PAVFMFN⁻

A. Procedure: Comply with Division I requirements.

- B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's 'cut sheets' and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.
- C. No work covered under this section may begin until the

Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized

D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

- 1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation
- 2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to
- completion of the irrigation system. 3. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to
- understand, operate, and maintain the equipment. 4. Provide the following in each manual: a. Index sheet with Contractor's name, address,
- telephone number, and contact name. b. Duration of guarantee period. Include warranties and guarantees extended to the Owner by the
- manufacturer of all equipment. c. Equipment list providing the following for each item:
- Manufacturer's name 2) Make and model number
- 3) Name and address of local part's representative 4) Spare parts list in detail 5) Details operating and maintenance instructions for major equipment.

F. Project Record Documents:

- 1. Comply with Division I requirements. 2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements.
- quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other. 3. When dimensioning is complete, transpose work to bond

Locate valves, intermediate electrical connections, and

- 4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same. to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.
- G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.
- H. Controller Keys: Provide three (3) sets of keys to controller enclosure(s).
- Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.
- J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.
- K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.
- L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with

SPECIFIED SPRAY NOZZLE & BODY

FINISH GRADE

1/2" X 6" POLY NIPPLE

work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.
- B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

- A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.
- B. Coordinate to ensure that electrical power source is in place.
- C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.
- B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

- A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.
- B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.
- C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

A. Cast brass or wrought copper, sweat - solder type.

- A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).
- B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC

FINISH GRADE · SIDEWALK OR CURB - ROTARY HEAD **SWING JOINT** LATERAL PIPING

N ROTARY HEAD

Nipples for heads and shrub risers to be nominal one-half inch $(\frac{1}{2})$ diameter by eight (8") inches long, where applicable.

meeting noted standards. No clamps or wires may be used.

B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

- A. Sprinkler heads in lawn area as specified on plan.
- B. PVC Pipe: Class 200, SDR 21
- C. Copper Tubing (City Connection): Type "M"
- D. 24V Wire: Size 14, Type UF
- E. Electric valves: Shall be all plastic construction as indicated on plans.
- F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.
- B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
- C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
- D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

3.2 PIPE INSTALLATION

- A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.
- B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.
- C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of

3.3 PVC PIPE AND FITTING ASSEMBLY

· VALVE BOX AND LID

ADAPT INLET AND OUTLET

TO IRRIGATION SYSTEMS

FEBCO MODEL 850 DOUBLE

WASHED ROCK (1/2" - 3/4" DIA.), PER CITY REQUIREMENT

CHECK VALVE, LINE SIZE

MAIN FROM SOURCE PER

CITY REQUIREMENT

- PVC LINE PER SPECIFICATIONS

FINISH GRADE

(AS REQUIRED)

GATE VALVE

- A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
- B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core

3.5 POP-UP SPRAY HEADS

A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for typical installation of electric valve and valve box.

3.7 WIRING

- Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the
- B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.
- C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coils at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

- Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.
- B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to ensure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

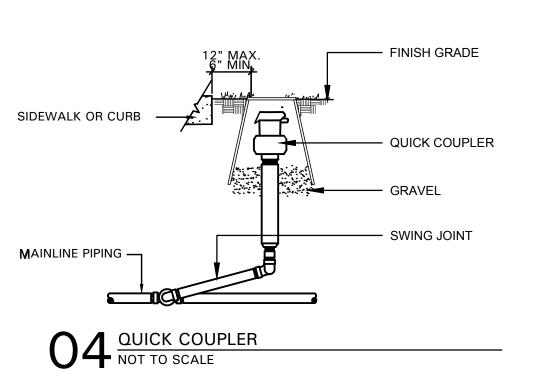
3.10 FINAL ADJUSTMENT

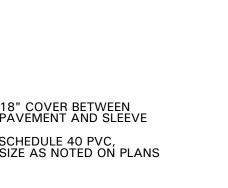
- A. After installation has been completed, make final adjustment of sprinkler system in preparation for Owner Authorized Representative's final inspection.
- B. Completely flush system to remove debris from lines by removing nozzle from heads on end of lines and turning on
- C. Check sprinklers for proper operation and proper alignment for direction of throw.
- D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.
- E. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage and furnish data to Owner Authorized Representative with each change.

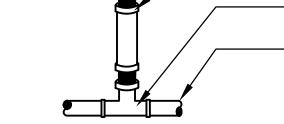
3.11 SYSTEM DEMONSTRATION

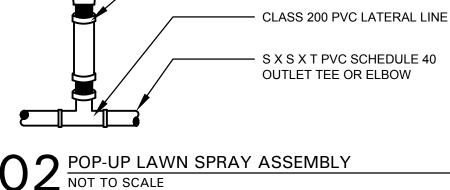
Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation and maintenance manual for basis of demonstration.

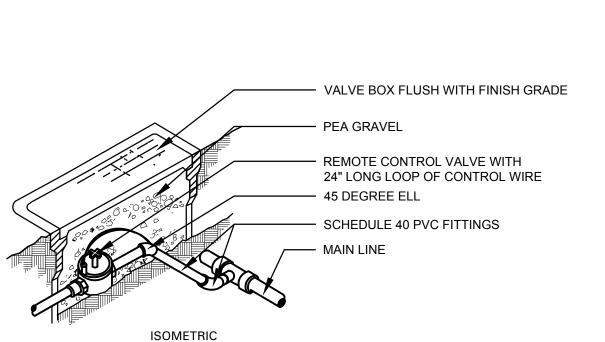
END OF SECTION





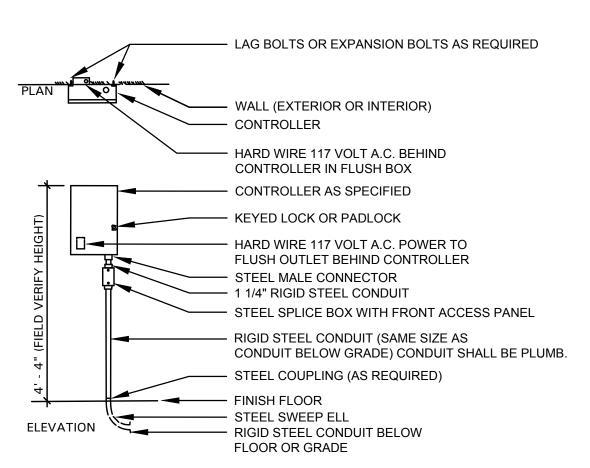






SCHEDULE 40

05 REMOTE CONTROL VALVE NOT TO SCALE



06 WALL MOUNTED CONTROLLER NOT TO SCALE

BACKFLOW PREVENTER

ELEVATION



12801 N. Central Expy **Suite 1760** Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN. LLC 811 S. CENTRAL EXPRESSWAY SUITE 306

TBPE FIRM NO. F-20145

RICHARDSON, TX 75080

RE	VISIONS	3
#	DATE	COMMENTS
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PROFESSIONAL SEAL

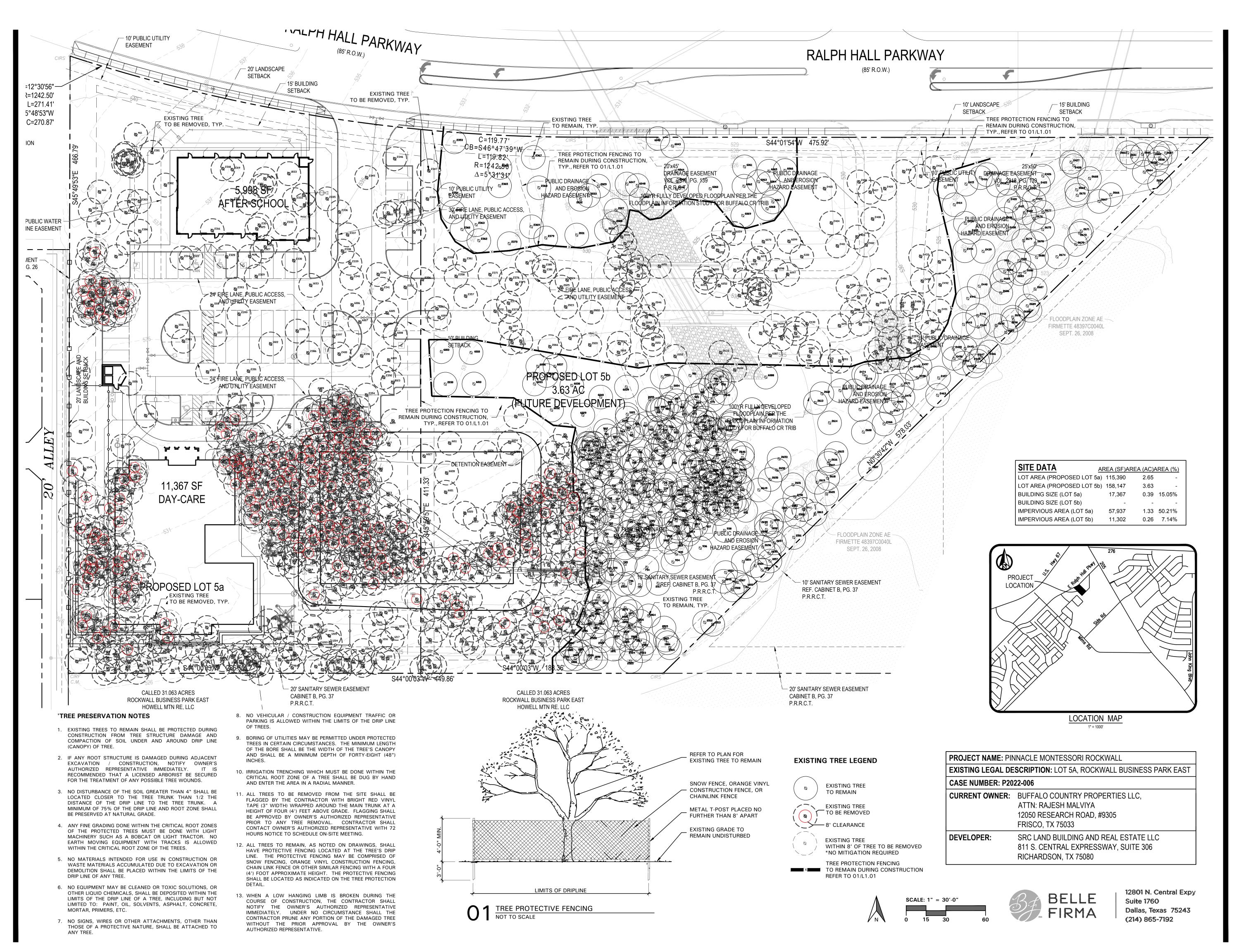


OWNER INFORMATION

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PROJECT INFORMATION

IRRIGATION SPECIFICATIONS AND DETAILS



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWA SUITE 306

RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

10 02.14.25

REVISIONS # DATE COMMENTS 1 05.06.20 City Comments City Comments 2 10.13.20 City Comments 4 12.06.21 City Comments City Comments 6 08.05.22 City Comments City Comments City Comments 9 08.29.24 City Comments

Owner Comments



OWNER INFORMATION

PRESERVATION PLAN

SHEET NUMBER

			TREE SURVEY	EIELD DATA				
No.	Species	Caliper (inches)		Tree Health	Disease (Y/N) ▼	Insect (Y/N) ▼	Structural (Y/N)	Mitigation
364	(common nam Cedar	11' Tall	TO BE REMOVED	3	n (17/N)	n (T/N)	n (17/N)	Required ▼
367 378	Cedar Cedar	22' Tall 23' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
382	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
461 463	Cedar Cedar	28' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n n	n	n	4 0
466	Cedar	25'+ Tall	TO BE REMOVED	4	n	n n	n n	4
467	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
469 470	Cedar Cedar	22' Tall 16' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
471	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
472 473	Cedar Cedar	25' Tall 10' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
474	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
477	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
478 479	Cedar Cedar	21' Tall 24' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
482	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
486 487	Cedar Cedar	10' Tall 15' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
489	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
490	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
492 496	Cedar Cedar	21' Tall 24' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
499	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
500 701	Cedar Cedar	20' Tall 20' Tall	TO BE REMOVED TO REMAIN	4	n	n	n	4
702	Cedar	25'+ Tall	TO REMAIN					
703	Cedar	25'+ Tall	TO REMAIN					
704 705	Cedar Cedar	13' Tall 25'+ Tall	TO REMAIN TO REMAIN					
706	Cedar	14' Tall	TO REMAIN					
707 708	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
709	Cedar	25'+ Tall	TO REMAIN					
710	Cedar	25'+ Tall	TO REMAIN					
711 712	Cedar Cedar	22' Tall 22' Tall	TO REMAIN TO REMAIN					
713	Cedar	20' Tall	TO REMAIN					
714 715	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
716	Cedar	25'+ Tall	TO REMAIN					
717 718	Cedar	25'+ Tall 25'+ Tall	TO REMAIN					
718	Cedar Cedar	25'+ Tall	TO REMAIN TO REMAIN					
720	Cedar	23' Tall	TO REMAIN					
721 722	Cedar Cedar	12' Tall 16' Tall	TO REMAIN TO REMAIN					
723	Cedar	13' Tall	TO REMAIN					
724 725	Cedar Cedar	13' Tall 11' Tall	TO REMAIN TO REMAIN					
725 726	Cedar	11' Tall 23' Tall	TO REMAIN					
727	Cedar	23' Tall	TO REMAIN					
728 729	Cedar Cedar	23' Tall 18' Tall	TO BE REMOVED TO BE REMOVED					4
731	Cedar	12' Tall	TO BE REMOVED					4
732 733	Cedar Cedar	19' Tall 22' Tall	TO BE REMOVED TO BE REMOVED					4
734	Cedar	25'+ Tall	TO BE REMOVED					4
735	Cedar	23' Tall	TO BE REMOVED					4
736 737	Cedar Cedar	16' Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
738	Cedar	21' Tall	TO REMAIN					
739 740	Cedar Cedar	25'+ Tall 22' Tall	TO REMAIN TO REMAIN					
741	Cedar	25'+ Tall	TO REMAIN					
742 743	Cedar	25'+ Tall	TO REMAIN					
743	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
745	Cedar	25'+ Tall	TO REMAIN					
746 747	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
748	Cedar	20' Tall	TO REMAIN					
749 750	Cedar Cedar	25'+ Tall 23' Tall	TO REMAIN TO REMAIN					
750 751	Cedar	23' Tall	TO REMAIN					
752 753	Cedar	25'+ Tall	TO REMAIN					
753 754	Cedar Cedar	25'+ Tall 16' Tall	TO REMAIN TO REMAIN					
755	Cedar	23' Tall	TO REMAIN					
756 757	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
758	Cedar	25'+ Tall	TO REMAIN					
759 760	Cedar Cedar	18' Tall 18' Tall	TO REMAIN TO REMAIN					
761	Cedar	16' Tall	TO REMAIN					
762 763	Cedar	20' Tall	TO BE REMOVED					4
763 764	Cedar Cedar	20' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
765	Cedar	17' Tall	TO REMAIN					
766 767	Cedar Cedar	15' Tall 12' Tall	TO REMAIN TO REMAIN					
768	Cedar	16' Tall	TO REMAIN					
769 770	Cedar Cedar	16' Tall 25'+ Tall	TO REMAIN TO REMAIN					
770	Cedar	25+ Tall 25'+ Tall	TO REMAIN					
772	Cedar	25'+ Tall	TO REMAIN					
773 774	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
775	Cedar	25'+ Tall	TO REMAIN					
776 777	Cedar	23' Tall	TO REMAIN					
777 778	Cedar Cedar	25'+ Tall 23' Tall	TO REMAIN TO REMAIN					
779	Cedar	22' Tall	TO REMAIN					
780 781	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
782	Cedar	25'+ Tall	TO REMAIN					
783	Cedar	25'+ Tall	TO REMAIN					
784	Cedar	25'+ Tall	TO REMAIN					

No.	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
786 787	Cedar Cedar	20' Tall 22' Tall	TO REMAIN TO REMAIN					
788	Cedar	22' Tall	TO REMAIN					
789 790	Cedar Cedar	23' Tall 25'+ Tall	TO REMAIN TO REMAIN					
791	Cedar	25'+ Tall	TO REMAIN					
792 793	Cedar Cedar	25'+ Tall 23' Tall	TO REMAIN TO REMAIN					
794	Cedar	13' Tall	TO REMAIN					
795 796	Cedar Cedar	13' Tall 25'+ Tall	TO REMAIN TO REMAIN					
797	Cedar	20' Tall	TO REMAIN					
798 799	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
800	Cedar	25'+ Tall	TO REMAIN					
921 922	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
922	Cedar	25+ Tall	TO REMAIN					
924	Cedar	25'+ Tall	TO REMAIN					
925 926	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
927	Cedar	25'+ Tall	TO REMAIN					
928 929	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
930	Cedar	25'+ Tall	TO REMAIN					
931	Cedar	25'+ Tall	TO REMAIN					
932 933	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
934	Cedar	10' Tall	TO REMAIN					
935 936	Cedar Cedar	25'+ Tall 15' Tall	TO REMAIN TO REMAIN					
936	Cedar	15 Tall	TO REMAIN					
938	Cedar	8' Tall	TO REMAIN					
939 940	Cedar Cedar	18' Tall 25'+ Tall	TO REMAIN TO REMAIN					
941	Cedar	25'+ Tall	TO REMAIN					
942 943	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
944	Cedar	25'+ Tall	TO REMAIN					
945	Cedar	12' Tall	TO REMAIN					
946 947	Cedar Cedar	18' Tall 24' Tall	TO REMAIN TO REMAIN					
948	Cedar	23' Tall	TO REMAIN					
949 950	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
951	Cedar	25'+ Tall	TO REMAIN					
952 953	Cedar Cedar	20' Tall	TO REMAIN TO REMAIN					
953 954	Cedar	15' Tall 17' Tall	TO REMAIN					
955	Cedar	22' Tall	TO REMAIN					
956 957	Cedar Cedar	15' Tall 20' Tall	TO REMAIN TO REMAIN					
958	Cedar	20' Tall	TO REMAIN					
959 960	Cedar Cedar	15' Tall 18' Tall	TO REMAIN TO REMAIN					
961	Cedar	25'+ Tall	TO REMAIN					
962	Cedar	20' Tall	TO REMAIN					
963 964	Cedar Cedar	25'+ Tall 20' Tall	TO REMAIN TO REMAIN					
965	Cedar	20' Tall	TO REMAIN					
966 967	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
968	Cedar	25'+ Tall	TO REMAIN					
969 970	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
970	Cedar	25'+ Tall	TO REMAIN					
972	Cedar	25'+ Tall	TO REMAIN					
973 974	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
975	Cedar	25'+ Tall	TO REMAIN					
976 977	Cedar Cedar	15' Tall 15' Tall	TO REMAIN TO REMAIN					
978	Cedar	25'+ Tall	TO REMAIN					
979	Cedar	8' Tall	TO REMAIN					
980 981	Cedar Cedar	8' Tall 20' Tall	TO REMAIN TO REMAIN					
982	Cedar	15' Tall	TO REMAIN					
983 984	Cedar Cedar	15' Tall 25'+ Tall	TO REMAIN TO REMAIN					
985	Cedar	25'+ Tall	TO REMAIN					
986 987	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
988	Cedar	25'+ Tall	TO REMAIN TO REMAIN					
989	Cedar	25'+ Tall	TO REMAIN					
990 991	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
992	Cedar	25'+ Tall	TO REMAIN					
993 994	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED					
1001	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1005 1007	Cedar	20' Tall 14' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	0
1007	Cedar Cedar	14' Tall	TO BE REMOVED	3	n n	n n	n n	0
1012	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1013 1015	Cedar Cedar	18' Tall 12' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1016	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1017 1018	Cedar	21' Tall	TO BE REMOVED	4 4	n	n	n	4
1018 1019	Cedar Cedar	19' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1020	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1021 1022	Cedar Cedar	16' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1023	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1024 1025	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
1025	Cedar	25'+ Tall 21' Tall	TO BE REMOVED	4	n	n	n	4
1027	Cedar Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1028	('odor	14' Tall	TO BE REMOVED	3	n	n	n	0

No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remo		Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1031	(common name) Cedar	or Height (ft.) 14' Tall	TO BE REMO		n (Y/N)	(Y/N) n	(Y/N)	Required
1031	Cedar	14' Tall	TO BE REMO		n	n	n	0
1033	Cedar	20' Tall	TO BE REMO		n	n	n	4
1037	Cedar	12' Tall	TO BE REMO		n	n	n	0
1040 1042	Cedar Cedar	9' Tall 25'+ Tall	TO BE REMO		n n	n n	n n	0
1042	Cedar	25+ Tall	TO BE REMO		n	n n	n	4
1045	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1046	Cedar	13' Tall	TO BE REMO		n	n	n	0
1048	Cedar	15' Tall	TO BE REMO		n	n	n	0
1050 1051	Cedar Cedar	23' Tall 23' Tall	TO BE REMO		n n	n n	n n	4
1054	Cedar	19' Tall	TO BE REMO		n	n	n	0
1056	Cedar	16' Tall	TO BE REMO	OVED 3	n	n	n	0
1057	Cedar	19' Tall	TO BE REMO		n	n	n	0
1058 1059	Cedar Cedar	24' Tall 18' Tall	TO BE REMO		n	n	n	0
1062	Cedar	12' Tall	TO BE REMO		n n	n n	n n	0
1064	Cedar	23' Tall	TO BE REMO		n	n	n	0
1065	Cedar	9' Tall	TO BE REMO		n	n	n	0
1067 1068	Cedar Cedar	13' Tall 13' Tall	TO BE REMO		n	n	n	0
1070	Cedar	18' Tall	TO BE REMO		n n	n n	n n	0
1074	Cedar	21' Tall	TO BE REMO		n	n	n	0
1075	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1076	Cedar	21' Tall	TO BE REMO		n	n	n	0
1077 1078	Cedar Cedar	21' Tall 25' Tall	TO BE REMO		n	n	n	0
1078 1079	Cedar	25' Tall	TO BE REMO		n n	n n	n n	0
1083	Cedar	21' Tall	TO BE REMO		n	n	n	0
1089	Cedar	12' Tall	TO BE REMO	OVED 3	n	n	n	0
1090	Cedar	11' Tall	TO BE REMO		n	n	n	0
1091 1092	Cedar Cedar	25'+ Tall 18' Tall	TO BE REMO		n	n n	n	0
1092 1094	Cedar	18' Tall 9' Tall	TO BE REMO		n n	n n	n n	0
1095	Cedar	24' Tall	TO BE REMO		n	n	n	0
1097	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1098	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1099 1101	Cedar Cedar	21' Tall 18' Tall	TO BE REMO		n n	n n	n n	0
1102	Cedar	22' Tall	TO BE REMO		n	n	n	0
1103	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1105	Cedar	20' Tall	TO BE REMO		n	n	n	0
1109 1110	Cedar Cedar	13' Tall 21' Tall	TO BE REMO		n n	n n	n n	4
1111	Cedar	14' Tall	TO BE REMO		n	n	n	0
1113	Cedar	19' Tall	TO BE REMO		n	n	n	0
1118	Cedar	25' Tall	TO BE REMO		n	n	n	4
1121 1122	Cedar Cedar	25'+ Tall 25' Tall	TO BE REMO		n	n	n	4
1123	Cedar	25 Tall 25'+ Tall	TO BE REMO		n n	n n	n n	0
1125	Cedar	24' Tall	TO BE REMO		n	n	n	4
1126	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1129	Cedar	24' Tall	TO BE REMO		n	n	n	4
1134 1140	Cedar Cedar	20' Tall 24' Tall	TO BE REMO		n	n n	n n	0 4
1142	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1143	Cedar	25'+ Tall	TO BE REMO	OVED 3	n	n	n	0
1145	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1146 1148	Cedar Cedar	8' Tall 25'+ Tall	TO BE REMO		n n	n	n n	0
1149	Cedar	10' Tall	TO BE REMO		n	n n	n	0
1150	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1151	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1155	Cedar	22' Tall	TO BE REMO		n	n	n	0
1156 1157	Cedar Cedar	25'+ Tall 24' Tall	TO BE REMO		n n	n n	n n	0 4
1159	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1161	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1162	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1163 1164	Cedar Cedar	21' Tall 25'+ Tall	TO BE REMO		n n	n n	n n	0
1165	Cedar	25+ Tall	TO BE REMO		n	n	n	4
1167	Cedar	24' Tall	TO BE REMO	OVED 3	n	n	n	0
1168	Cedar	24' Tall	TO BE REMO		n	n	n	0
1169 1170	Cedar Cedar	25'+ Tall 25' Tall	TO BE REMO		n n	n n	n n	4
1170	Cedar	25'+ Tall	TO BE REMO		n	n n	n n	4
1172	Cedar	25'+ Tall	TO BE REMO	OVED 3	n	n	n	0
1173	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1174 1175	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMO		n	n	n	4
1175 1176	Cedar	25'+ Tall 11' Tall	TO BE REMO		n n	n n	n n	0
1177	Cedar	23' Tall	TO BE REMO		n	n	n	4
1178	Cedar	21' Tall	TO BE REMO		n	n	n	0
1179	Cedar	14' Tall	TO BE REMO		n	n	n	0
1180 1181	Cedar Cedar	16' Tall 16' Tall	TO BE REMO		n n	n n	n n	0
1182	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1183	Cedar	15' Tall	TO BE REMO	OVED 3	n	n	n	0
1184	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1185 1186	Cedar Cedar	20' Tall 25'+ Tall	TO BE REMO		n n	n n	n	0
1186	Cedar	25'+ Tall	TO BE REMO		n	n n	n n	4
1188	Cedar	15' Tall	TO BE REMO	OVED 3	n	n	n	0
1189	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1190	Cedar	17' Tall	TO BE REMO		n	n	n	0
1191 1192	Cedar Cedar	19' Tall 15' Tall	TO BE REMO		n n	n n	n n	0
1192	Cedar	14' Tall	TO BE REMO		n	n n	n	0
1194	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1195	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1196 1197	Cedar Cedar	15' Tall 10' Tall	TO BE REMO		n	n n	n	0
1197	Cedar	25'+ Tall	TO BE REMO		n n	n n	n n	0
1199	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1200	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1201 1202	Cedar	12' Tall	TO BE REMO		n	n	n	0
	Cedar	25'+ Tall	TO BE REMO	OVED 4 OVED 3	n n	n n	n	4 0



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



Lakeside Kids, I 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIV
ROCKWALL, TEXAS

SHEET TITLE

TREE PRESERVATION NOTES

			TREE SURVEY					
No.	Species	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1204	Cedar	13' Tall	TO BE REMOVED	` '	n (Y/N)	(Y/N) n	n (Y/N)	0 Required
1205	Cedar	16' Tall	TO BE REMOVED		n	n	n	0
1206 1207	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1209	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	0
1210 1211	Cedar Cedar	25'+ Tall 12' Tall	TO BE REMOVED	3	n n	n n	n n	<u>4</u> 0
1212	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1213	Cedar	25'+ Tall	TO BE REMOVED	1.00	n	n	n	0
1214 1215	Cedar Cedar	22' Tall 15' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1216	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	0
1217	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1218 1219	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	<u>4</u> 0
1220	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1222	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
1226 1228	Cedar Cedar	25' Tall 25' Tall	TO BE REMOVED TO BE REMOVED		n	n	n n	0
1229	Cedar	21' Tall	TO BE REMOVED	3	n n	n n	n	0
1231	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1232 1233	Cedar Cedar	15' Tall 15' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1235	Cedar	23' Tall	TO BE REMOVED	3	n	n	n	0
1238	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	0
1239	Cedar	21' Tall	TO BE REMOVED		n	n	n	0
1240 1241	Cedar Cedar	23' Tall 22' Tall	TO BE REMOVED	3	n n	n n	n n	0
1243	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
1244	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	0
1245 1247	Cedar Cedar	22' Tall 15' Tall	TO BE REMOVED		n n	n n	n n	0
1247	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
1250	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	0
1251 1252	Cedar Cedar	23' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 0
1252	Cedar	25+ Tall 15' Tall	TO BE REMOVED		n n	n	n	0
1255	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	0
1257 1258	Cedar Cedar	24' Tall 24' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1260	Cedar	15' Tall	TO BE REMOVED		n	n	n	0
1261	Cedar	14' Tall	TO BE REMOVED		n	n	n	0
1263 1264	Cedar Cedar	25'+ Tall 22' Tall	TO BE REMOVED TO BE REMOVED		n n	n	n n	0
1266	Cedar	12' Tall	TO BE REMOVED		n	n n	n	0
1269	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1270	Cedar	21' Tall	TO BE REMOVED		n	n	n	0
1271 1273	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0 4
1274	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1275	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1280 1281	Cedar Cedar	22' Tall 19' Tall	TO BE REMOVED		n n	n n	n n	0
1284	Cedar	21' Tall	TO BE REMOVED		n	n	n	0
1287	Cedar	20' Tall	TO BE REMOVED		n	n	n	0
1288 1289	Cedar Cedar	15' Tall 25' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1291	Cedar	15' Tall	TO BE REMOVED		n	n	n	0
1292	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1293 1295	Cedar Cedar	11' Tall 15' Tall	TO BE REMOVED		n n	n n	n n	0
1296	Cedar	15' Tall	TO BE REMOVED		n	n	n	0
1297	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	0
1299 1301	Cedar Cedar	16' Tall 16' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1302	Cedar	16' Tall	TO BE REMOVED		n	n	n	0
1303	Cedar	11' Tall	TO BE REMOVED		n	n	n	0
1304 1305	Cedar Cedar	11' Tall 18' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1306	Cedar	17' Tall	TO BE REMOVED		n	n	n	0
1308	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1313 1314	Cedar Cedar	22' Tall 22' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	0
1314	Cedar	25' Tall	TO BE REMOVED		n n	n n	n n	0
1318	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1319 1320	Cedar Cedar	20' Tall 12' Tall	TO BE REMOVED		n	n	n	0
1320	Cedar	12' Tall 22' Tall	TO BE REMOVED		n n	n n	n n	0
1324	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1325 1326	Cedar Cedar	20' Tall 24' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	0 4
1326	Cedar	19' Tall	TO BE REMOVED		n n	n n	n n	0
1329	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	0
1331	Cedar	10' Tall 18' Tall	TO BE REMOVED		n	n	n	0
1334 1335	Cedar Cedar	18' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	0
1336	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1341	Cedar	20' Tall	TO BE REMOVED		n	n	n	0
1342 1345	Cedar Cedar	18' Tall 23' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0 4
1348	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1350	Cedar	9' Tall	TO BE REMOVED		n	n	n	0
1351 1352	Cedar Cedar	8' Tall 21' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1354	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1355	Cedar	8' Tall	TO BE REMOVED		n	n	n	0
1358 1361	Cedar Cedar	23' Tall 22' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	<u>4</u> 0
1364	Cedar	11' Tall	TO BE REMOVED		n	n	n	0
1365	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1369 1370	Cedar Cedar	20' Tall 15' Tall	TO BE REMOVED		n n	n n	n	0
1370	Cedar	15' Tall	TO BE REMOVED		n n	n n	n n	4
1377	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1378	Cedar	16' Tall	TO BE REMOVED		n	n	n	0
1381 1383	Cedar Cedar	25' Tall 19' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1384	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1387	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0

No.	Species	Caliper (inches)	TREE SURVEY Protect	Tree Health		Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
1391 1392	Cedar Cedar	21' Tall 20' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1394	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1395	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1396 1402	Cedar Cedar	20' Tall 18' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n	n n	4
1404	Cedar	14' Tall	TO BE REMOVED	3	n	n n	n	0
1406	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1408	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	0
1410	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1412 1415	Cedar Cedar	23' Tall 16' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1416	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1418	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1420	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1423 1425	Cedar Cedar	16' Tall 13' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1427	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1428	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1431	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1434	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	0
1435 1437	Cedar Cedar	8' Tall 9' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1438	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1440	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1443	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1444	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	0
1446 1449	Cedar Cedar	18' Tall 18' Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n	n	0 4
1449	Cedar	18' Tall	TO BE REMOVED	4	n n	n n	n n	4
1452	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1456	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1462	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1464	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1466 1471	Cedar Cedar	11' Tall 9' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1473	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1474	Cedar	19' Tall	TO BE REMOVED	4	n	n	n	4
1475	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1481	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1482 1485	Cedar Cedar	13' Tall 25' Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n n	n n	0 4
1487	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1489	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1490	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1492 1494	Cedar Cedar	19' Tall 8' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4 0
1494	Cedar	9' Tall	TO BE REMOVED	3	n n	n n	n n	0
1500	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1501	Cedar	25'+ Tall	TO BE REMOVED					4
1502	Cedar	18' Tall	TO BE REMOVED					4
1503	Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
1505 1506	Cedar Cedar	25'+ Tall 23' Tall	TO BE REMOVED					4
1509	Cedar	13' Tall	TO BE REMOVED					4
1512	Cedar	13' Tall	TO BE REMOVED					4
1602	Cedar	25'+ Tall	TO BE REMOVED					4
1604	Cedar	25'+ Tall	TO BE REMOVED					4
1605 1607	Cedar Cedar	25'+ Tall 16' Tall	TO BE REMOVED TO BE REMOVED					4
1607	Cedar	23' Tall	TO BE REMOVED					4
1609	Cedar	23' Tall	TO BE REMOVED					4
1610	Cedar	19' Tall	TO BE REMOVED					4
1611	Cedar	14' Tall	TO BE REMOVED					4
1613 1615	Cedar Cedar	25'+ Tall 17' Tall	TO BE REMOVED					4
1616	Cedar	17' Tall	TO BE REMOVED					4
1617	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1619	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1620	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1621	Cedar	20' Tall	TO BE REMOVED TO BE REMOVED	2	n	n	n	4
1622 1623	Cedar Cedar	23' Tall 12' Tall	TO BE REMOVED	3	n n	n n	n n	0
1624	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1625	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1626	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1627 1628	Cedar	22' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	0
1628 1629	Cedar Cedar	25'+ Tall 23' Tall	TO BE REMOVED	4	n n	n n	n n	4
1630	Cedar	14' Tall	TO BE REMOVED	7	- 11	- 11		4
1632	Cedar	9' Tall	TO BE REMOVED					4
1633	Cedar	25' Tall	TO BE REMOVED					4
1635	Cedar	18' Tall	TO BE REMOVED					4
1636 1637	Cedar Cedar	19' Tall 16' Tall	TO BE REMOVED TO BE REMOVED					4
1639	Cedar	15' Tall	TO BE REMOVED					4
1640	Cedar	13' Tall	TO BE REMOVED					4
1641	Cedar	15' Tall	TO BE REMOVED					4
1643	Cedar	16' Tall	TO BE REMOVED					4
1644 1645	Cedar Cedar	20' Tall 17' Tall	TO BE REMOVED TO BE REMOVED					4
1648	Cedar	17 Tall	TO BE REMOVED					4
1649	Cedar	15' Tall	TO BE REMOVED					4
1650	Cedar	11' Tall	TO BE REMOVED					4
1652	Cedar	15' Tall	TO BE REMOVED	94.5				4
1653	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1654 1655	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1655 1656	Cedar Cedar	27' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1657	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1659	Cedar	16' Tall	TO BE REMOVED					4
1663	Cedar	17' Tall	TO BE REMOVED					4
1665	Cedar	16' Tall	TO BE REMOVED					4
1666	Cedar	16' Tall	TO BE REMOVED					4
1667 1670	Cedar Cedar	16' Tall 20' Tall	TO BE REMOVED TO BE REMOVED					4
1010	Cedar	25'+ Tall	TO BE REMOVED					4
1672		'						
	Cedar	23' Tall	TO BE REMOVED					4
1672 1673 1675 1677		23' Tall 23' Tall 10' Tall	TO BE REMOVED TO BE REMOVED TO BE REMOVED					4 4 4

No.	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigation
1678	(common name) Cedar	or Height (ft.) 17' Tall	or Remove TO BE REMOVED	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required 4
1678 1679	Cedar	17' Tall 15' Tall	TO BE REMOVED					4
1680	Cedar	12' Tall	TO BE REMOVED					4
1681 1683	Cedar Cedar	25'+ Tall 22' Tall	TO BE REMOVED TO BE REMOVED					4
1684	Cedar	22' Tall	TO BE REMOVED					4
1686	Cedar	25'+ Tall	TO BE REMOVED					4
1687 1688	Cedar Cedar	16' Tall 23' Tall	TO BE REMOVED TO BE REMOVED					4 4
1689	Cedar	21' Tall	TO BE REMOVED					4
1690	Cedar	17' Tall	TO BE REMOVED					4
1691 1693	Cedar Cedar	18' Tall 20' Tall	TO BE REMOVED TO BE REMOVED					4 4
1695	Cedar	20 Tall 22' Tall	TO BE REMOVED					4
1697	Cedar	20' Tall	TO BE REMOVED					4
1698	Cedar	18' Tall	TO BE REMOVED			_		4
1701 1704	Cedar Cedar	18' Tall 25' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1705	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1706	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1707 1709	Cedar Cedar	14' Tall 20' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1712	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1715	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
716 717	Cedar Cedar	16' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	0 4
719	Cedar	21' Tall	TO BE REMOVED	3	n n	n n	n n	0
720	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
721	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1723 1724	Cedar Cedar	22' Tall 25' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4 4
725	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
727	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
728 730	Cedar Cedar	13' Tall 14' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
731	Cedar	14 Tall	TO BE REMOVED	3	n	n	n	0
734	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1737 1739	Cedar Cedar	20' Tall 19' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n	n	0 4
739	Cedar	19' Tall 20' Tall	TO BE REMOVED	4	n n	n n	n n	4
743	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
744 747	Cedar Cedar	23' Tall 21' Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
753	Cedar	15' Tall	TO BE REMOVED	3	n n	n n	n n	0
755	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
757	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
759 761	Cedar Cedar	16' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1763	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
764	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
766 770	Cedar Cedar	18' Tall 15' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4 0
773	Cedar	13' Tall	TO BE REMOVED	3	n n	n n	n n	0
775	Cedar	10' Tall	TO BE REMOVED	3	n	n	n	0
776	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
780 785	Cedar Cedar	12' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0 4
786	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
787	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
790 792	Cedar Cedar	11' Tall 13' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
793	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
798	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	0
799 801	Cedar Cedar	8' Tall 25'+ Tall	TO BE REMOVED TO REMAIN	3	n n	n n	n n	0
802	Cedar	25'+ Tall	TO REMAIN				- 11	
1803	Cedar	25'+ Tall	TO REMAIN					
804 805	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
806	Cedar	25+ Tall	TO REMAIN					
807	Cedar	25'+ Tall	TO REMAIN					
808	Cedar	25'+ Tall	TO REMAIN					
809 810	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
811	Cedar	20' Tall	TO REMAIN					
812	Cedar	20' Tall	TO REMAIN					
1813 1814	Cedar Cedar	13' Tall 19' Tall	TO REMAIN TO REMAIN					
1815	Cedar	22' Tall	TO REMAIN					
1816	Cedar	22' Tall	TO REMAIN					
1817 1818	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1819	Cedar	25'+ Tall	TO REMAIN					
1820	Cedar	25'+ Tall	TO REMAIN					
1821 1822	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1823	Cedar	25+ Tall 25'+ Tall	TO REMAIN					
1824	Cedar	25'+ Tall	TO REMAIN					
1825 1826	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1826 1827	Cedar	25'+ Tall	TO REMAIN					
1828	Cedar	25'+ Tall	TO REMAIN					
1829 1830	Cedar	25'+ Tall	TO REMAIN					
1830 1831	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1832	Cedar	25'+ Tall	TO REMAIN					
1833	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1834 1835	Cedar Cedar	23' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1835 1836	Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1837	Cedar	25'+ Tall	TO REMAIN					
1838	Cedar	25'+ Tall	TO REMAIN					
1839 1840	Cedar Cedar	25'+ Tall 18' Tall	TO REMAIN TO REMAIN					
1841	Cedar	25'+ Tall	TO REMAIN					
1842	Cedar	20' Tall	TO REMAIN					
1843	Cedar	21' Tall	TO REMAIN					
1844 1845	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
10	Jedui	25'+ Tall	TO REMAIN					



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



Lakeside Kids, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVI
ROCKWALL, TEXAS

SHEET TITLE

TREE
PRESERVATION
NOTES

TREE SURVEY FIELD DATA								
No.	Species	Caliper (inches)	Protect	Tree Health	Disease	Insect	Structural	Mitigation
1847	(common name) Cedar	or Height (ft.) 18' Tall	or Remove TO REMAIN	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
1848	Cedar	22' Tall	TO REMAIN					
1849 1850	Cedar Cedar	23' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1851	Cedar	25'+ Tall	TO REMAIN					
1853 1854	Cedar Cedar	22' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1855	Cedar	25+ Tall	TO REMAIN					
1856	Cedar	25'+ Tall	TO REMAIN					
1857 1858	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1859	Cedar	25+ Tall	TO REMAIN					
1860	Cedar	25'+ Tall	TO REMAIN					
1861 1862	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
1863	Cedar	25'+ Tall	TO REMAIN	т	11		- 11	
1864	Cedar	25'+ Tall	TO REMAIN					
1865 1866	Cedar Cedar	25'+ Tall 22' Tall	TO REMAIN TO REMAIN					
1867	Cedar	25'+ Tall	TO REMAIN					
1868	Cedar	25'+ Tall	TO REMAIN					
1869 1870	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1871	Cedar	25'+ Tall	TO REMAIN					
1872	Cedar	25'+ Tall	TO REMAIN					
1873 1874	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1876	Cedar	25'+ Tall	TO REMAIN					
1877	Cedar	22' Tall	TO REMAIN					4
1878 1879	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
1880	Cedar	25'+ Tall	TO REMAIN					
1881	Cedar	25'+ Tall	TO REMAIN					
1882 1883	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1884	Cedar	25'+ Tall	TO REMAIN					
1885	Cedar	25'+ Tall	TO REMAIN					
1886 1887	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1888	Cedar	25'+ Tall	TO REMAIN					
1889	Cedar	25'+ Tall	TO REMAIN					
1890 1891	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1892	Cedar	25'+ Tall	TO REMAIN					
1894	Cedar	25'+ Tall	TO BE REMOVED					4
1895 1897	Cedar Cedar	25'+ Tall 20' Tall	TO BE REMOVED TO BE REMOVED					4
1899	Cedar	22' Tall	TO BE REMOVED					4
1900	Cedar	20' Tall	TO BE REMOVED	4	_		_	4
1906 1908	Cedar Cedar	24' Tall 14' Tall	TO BE REMOVED	3	n n	n n	n	0
1909	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	0
1912	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1914 1916	Cedar Cedar	16' Tall 23' Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n n	n n	0 4
1917	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	0
1919	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1921 1926	Cedar Cedar	14' Tall 11' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1928	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1930	Cedar	24' Tall	TO REMAIN					
1931 1932	Cedar Cedar	24' Tall 21' Tall	TO REMAIN TO REMAIN					
1933	Cedar	17' Tall	TO REMAIN					
1934 1935	Cedar Cedar	18' Tall 22' Tall	TO REMAIN					
1936	Cedar	13' Tall	TO REMAIN TO REMAIN					
1937	Cedar	20' Tall	TO REMAIN					
1938 1939	Cedar Cedar	25'+ Tall 18' Tall	TO REMAIN TO REMAIN					
1939	Cedar	13' Tall	TO REMAIN					
1941	Cedar	14' Tall	TO REMAIN					
1942 1943	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1944	Cedar	15' Tall	TO REMAIN					
1945	Cedar	14' Tall	TO REMAIN					
1946 1947	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1948	Cedar	18' Tall	TO REMAIN					
1949	Cedar	17' Tall	TO REMAIN					
1950 1951	Cedar Cedar	25' Tall 14' Tall	TO REMAIN TO REMAIN					
1952	Cedar	20' Tall	TO REMAIN					
1953 1954	Cedar Cedar	20' Tall 14' Tall	TO REMAIN TO REMAIN					
1954	Cedar	14' Tall 18' Tall	TO BE REMOVED					4
1958	Cedar	14' Tall	TO BE REMOVED					4
1959 1961	Cedar Cedar	23' Tall 12' Tall	TO BE REMOVED TO BE REMOVED					4
1962	Cedar	18' Tall	TO BE REMOVED					4
1963	Cedar	15' Tall	TO BE REMOVED					4
1964 1965	Cedar Cedar	25'+ Tall 12' Tall	TO BE REMOVED TO REMAIN					4
1967	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1969	Cedar	25'+ Tall	TO BE REMOVED					4
1970 1971	Cedar Cedar	14' Tall 12' Tall	TO BE REMOVED TO BE REMOVED					4
1973	Cedar	17' Tall	TO BE REMOVED					4
1975	Cedar	25'+ Tall	TO REMAIN					
2017 2018	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED					4
2020	Cedar	25+ Tall 25'+ Tall	TO BE REMOVED					4
2022	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2023 2024	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n	4
2024	Cedar	25+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2027	Cedar	25'+ Tall	TO REMAIN					
2028 2029	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
/11/29	Journ	Lo · Iali	I C INLIVIAIN					

No.	Species	Caliper (inches)	TREE SURVEY Protect	FIELD DATA Tree Health	Disease	Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
2031 2032	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2032	Cedar	25'+ Tall	TO REMAIN					
2034	Cedar	25'+ Tall	TO REMAIN					
2035 2036	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2037	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2038	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2039 2041	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2042	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2043	Cedar	25'+ Tall	TO BE REMOVED	-	n	n	n	4
2044 2045	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
2046	American Elm	10" Caliper	TO BE REMOVED	4	n	n	n	10
2047 2048	Cedar Green Ash	25'+ Tall	TO BE REMOVED		n	n	n	4
2046	Cedar	12" Caliper 25'+ Tall	TO BE REMOVED		n n	n n	y n	0 4
2050	Green Ash	10" Caliper	TO BE REMOVED	2	n	n	y	0
2051 2052	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED					4 4
2052	Cedar	25'+ Tall	TO REMAIN					7
2054	Cedar	25'+ Tall	TO REMAIN					
2055 2056	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2057	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2059	Cedar	21" Tall	TO BE REMOVED		n	n	n	4
2060	Cedar Cedar	24' Tall	TO BE REMOVED					4
2062 2064	Cedar	25' Tall 10" Caliper	TO BE REMOVED		n	n	n	0
2065	Cedar	24' Tall	TO BE REMOVED		73		-	4
2066	Cedar	25'+ Tall	TO BE REMOVED					4
2067 2068	Cedar Cedar	24' Tall 24' Tall	TO BE REMOVED		n	n	n	4
2076	Cedar	25'+ Tall	TO BE REMOVED					4
2078	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2083 2085	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2091	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2093	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2095 2096	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED	70	n n	n n	n n	4 4
2098	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2301	Cedar	18' Tall	TO BE REMOVED		n	n	n	4
2302 2303	Cedar Cedar	23' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2304	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2305	Cedar	24' Tall	TO BE REMOVED		n	n	n	4
2306 2307	Cedar Cedar	23' Tall 23' Tall	TO BE REMOVED		n n	n n	n n	4
2314	Cedar	24' Tall	TO BE REMOVED		n	n	n	4
2315	Cedar	25' Tall	TO BE REMOVED	-	n	n	n	4
2316 2317	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n	n	n	4
2318	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2319	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2320	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2321 2322	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2323	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2324	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2325 2326	Cedar Cedar	25' Tall 25' Tall	TO BE REMOVED		n n	n n	n n	4
2327	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
2328	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2329 2330	Cedar Cedar	25' Tall 24' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4 4
2331	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
2332	Cedar	25'+ Tall	TO BE REMOVED	17	n	n	n	4
2333 2334	Cedar Cedar	25'+ Tall 25' Tall	TO BE REMOVED		n n	n n	n n	4
2335	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2336	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2337 2338	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2339	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2340	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2341 2342	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
2343	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2344	Cedar	25'+ Tall	TO BE REMOVED	12	n	n	n	4
2345 2346	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
2347	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2348	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2349 2350	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
2351	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2352	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2353 2354	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2355	Cedar	25'+ Tall	TO REMAIN					
2356	Cedar	25'+ Tall	TO BE REMOVED	-	n	n	n	4
2357 2358	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2359	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2360	Cedar	25'+ Tall	TO REMAIN					
2361 2362	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN	4	n	n	n	4
2362	Cedar	25'+ Tall	TO REMAIN					
2365	Cedar	25'+ Tall	TO REMAIN					
2366	Cedar	25'+ Tall	TO REMAIN					
2367 2368	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2369	Cedar	25'+ Tall	TO REMAIN					
2370	Cedar	25'+ Tall	TO REMAIN					4
2371 2372	Cedar Cedar	23' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2373	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2374	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4

No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigatio Require
2375	Cedar	25'+ Tall	TO BE REMOVED		n	n	n (1/14)	4
2376	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2377	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2379 2380	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
2381	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2382	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2383	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
2384 2386	Cedar Cedar	25' Tall 20' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2387	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
2388	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
2389	Cedar	19' Tall	TO BE REMOVED		n	n	n	4
2390	Cedar	21' Tall	TO BE REMOVED		n	n	n	4
2391 2392	Cedar Cedar	20' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2393	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
2394	Cedar	24' Tall	TO BE REMOVED		n	n	n	4
2396	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
2397 2399	Cedar	21' Tall 20' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2400	Cedar Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2401	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2402	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2403	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2404	Codor	8" Caliper	TO BE REMOVED	3	n	n	n	0
2405 2406	Cedar Cedar	25'+ Tall 20' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2407	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
2408	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2409	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2410	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
2411 2412	Cedar Cedar	25'+ Tall 24' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2412	Cedar	24 Tall 25'+ Tall	TO REMAIN					4
2414	Cedar	25' Tall	TO REMAIN					
2415	Cedar	25' Tall	TO REMAIN					
2416	Cedar	25' Tall	TO REMAIN					
2417 2418	Cedar Cedar	18' Tall 25'+ Tall	TO REMAIN TO REMAIN					
2419	Cedar	25'+ Tall	TO REMAIN					
2420	Cedar	25'+ Tall	TO REMAIN					
2421	Cedar	25'+ Tall	TO REMAIN					
2422 2423	Cedar Tree	25'+ Tall 12" Caliper	TO REMAIN TO REMAIN					
2423	Tree	8" Caliper	TO REMAIN					
2425	Tree	16" Caliper	TO REMAIN					
2426	Tree	14" Caliper	TO REMAIN					
2427	Tree	8" Caliper	TO REMAIN					
2428 2429	Tree Hackberry	10" Caliper 10" Caliper	TO REMAIN TO BE REMOVED	2	n	n	у	0
2430	Hackberry	8" Caliper	TO BE REMOVED		n	n	y	0
2431	Hackberry	10" Caliper	TO BE REMOVED					0
2433	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2434 2435	Cedar Cedar	23' Tall 25' Tall	TO REMAIN TO REMAIN					
2436	Cedar	25'+ Tall	TO REMAIN					
2438	Cedar	25'+ Tall	TO REMAIN					
2439	Cedar	25'+ Tall	TO REMAIN					
2440 2441	Cedar	25'+ Tall	TO REMAIN					
2441	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2443	Cedar	25'+ Tall	TO REMAIN					
2444	Cedar	25'+ Tall	TO REMAIN					
2445	Cedar	25'+ Tall	TO REMAIN					
2446 2447	Tree Tree	14" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2447	Tree	12" Caliper	TO REMAIN					
2452	Tree	8" Caliper	TO REMAIN					
2454	Tree	6" Caliper	TO REMAIN					
2455	Cedar	25'+ Tall	TO REMAIN					
2456 2457	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2463	Tree	10" Caliper	TO REMAIN					
2466	Cedar	25'+ Tall	TO REMAIN					
2467	Tree	6" Caliper	TO REMAIN					
2468 2469	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2469	Cedar	25'+ Tall	TO REMAIN					
2471	Cedar	25'+ Tall	TO REMAIN					
2472	Cedar	25'+ Tall	TO REMAIN					
2473	Tree	14" Caliper	TO REMAIN					
2474 2475	Tree Green Ash	6" Caliper 8" Caliper	TO REMAIN TO BE REMOVED					0
2476	Cedar	25'+ Tall	TO BE REMOVED					4
2477	Tree	6" Caliper	TO BE REMOVED					6
2478	Cedar	25'+ Tall	TO BE REMOVED					4
2479	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2480 2481	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2482	Green Ash	8" Caliper	TO BE REMOVED		n	n	n	0
2483	Cedar	25'+ Tall	TO BE REMOVED	2	n	n	y	0
2484	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2485	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2486 2487	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2488	Cedar	25+ Tall	TO BE REMOVED		n	n	n	4
2489	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2490	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2491	Cedar	25'+ Tall	TO BE REMOVED					4
2492 2493	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2493	Cedar	25+ Tall	TO REMAIN	7	n	n		4
2495	Cedar	25'+ Tall	TO BE REMOVED					4
2496	Cedar	25'+ Tall	TO REMAIN					
2497	Cedar	25'+ Tall	TO REMAIN					
2498	Cedar	25'+ Tall	TO REMAIN					
2499	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2501			LV DEIVIAIN					



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

BPE	FIRM NO	. F-20145
RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Commen
2	10.13.20	City Commen

1,_	VIOIOINC	
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments
	•	

PROFESSIONAL SEAL



Lakeside Kids, I 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL

E. RALPH HALL PARKWAY AND PLAZA DRIV
ROCKWALL, TEXAS

SHEET TITLE

TREE
PRESERVATION
NOTES

No.	Species	Caliper (inches)	TREE SURVEY Protect	Tree Health		Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
2504 2507	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2508	Cedar	25'+ Tall	TO REMAIN					
2510 2511	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2512	Cedar	25'+ Tall	TO REMAIN					
2513 2514	Tree Tree	8" Caliper 10" Caliper	TO REMAIN TO REMAIN					
2515	Cedar	25'+ Tall	TO REMAIN					
2516 2517	Tree Cedar	8" Caliper 18' Tall	TO REMAIN TO REMAIN					
2518	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2519	Cedar	22' Tall	TO REMAIN					
2520 2521	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2522	Cedar	25'+ Tall	TO REMAIN					
2523	Tree	8" Caliper	TO REMAIN					
2524 2525	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2526	Cedar	25'+ Tall	TO REMAIN					
2527 2528	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2529	Cedar	25'+ Tall	TO BE REMOVED					4
2530	Cedar	25'+ Tall	TO BE REMOVED					4
2531 2532	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
2533	Tree	6" Caliper	TO BE REMOVED					4
2535	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2536 2537	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
2539	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2540	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2542 2543	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2545	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2546 2548	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2548	Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2550	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2551 2552	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2553	Cedar	25+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2555	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
2556 2558	Cedar Tree	25'+ Tall 6" Caliper	TO BE REMOVED TO BE REMOVED		n	n	n	6
2559	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2560	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2561 2562	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2563	Tree	14" Caliper	TO BE REMOVED					14
2565	Cedar	25'+ Tall	TO BE REMOVED		n		n n	4
2566 2568	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2569	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2570 2571	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2572	Cedar	18' Tall	TO BE REMOVED		n n	n n	n n	4
2573	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2574 2576	Cedar Cedar	25' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2577	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2578	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2579 2580	Tree Tree	14" Caliper 10" Caliper	TO BE REMOVED TO BE REMOVED					14 10
2581	Tree	6" Caliper	TO BE REMOVED					6
2582 2583	Cedar	25' Tall 24' Tall	TO BE REMOVED TO BE REMOVED					4
2584	Cedar Tree	12" Caliper	TO BE REMOVED					12
2585	Cedar	25'+ Tall	TO BE REMOVED					4
2586 2587	Cedar Tree	25'+ Tall 8" Caliper	TO BE REMOVED TO BE REMOVED					8
2588	Cedar	25'+ Tall	TO BE REMOVED					4
2589	Cedar	25'+ Tall	TO BE REMOVED					4
2591 2592	Tree Tree	6" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2593	Cedar	25'+ Tall	TO BE REMOVED					4
2594 2595	Cedar	25'+ Tall	TO BE REMOVED					4
2595 2596	Tree Cedar	6" Caliper 25'+ Tall	TO BE REMOVED TO BE REMOVED					6 4
2597	Cedar	25'+ Tall	TO BE REMOVED					4
2598 2599	Cedar Tree	25'+ Tall 10" Caliper	TO BE REMOVED TO BE REMOVED					4 10
2600	Tree	8" Caliper	TO BE REMOVED					8
2607	Tree	10" Caliper	TO REMAIN					
2608 2609	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2610	Tree	12" Caliper	TO REMAIN					
2611 2612	Tree Tree	8" Caliper 12" Caliper	TO REMAIN TO REMAIN					
2613	Tree	6" Caliper	TO REMAIN					
2614	Tree	6" Caliper	TO REMAIN					
2615 2616	Tree Cedar	12" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2617	Tree	8" Caliper	TO REMAIN					
2618	Tree	8" Caliper	TO REMAIN					
2619 2620	Tree Cedar	6" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2633	Gulf Black Willow	6" Caliper	TO BE REMOVED					0
2634 2635	Tree Tree	6" Caliper	TO BE REMOVED TO REMAIN					6
2635	Tree	8" Caliper 6" Caliper	TO REMAIN					
2637	Tree	6" Caliper	TO REMAIN					
2638 2639	Tree Tree	6" Caliper 8" Caliper	TO REMAIN TO REMAIN					
2640	Tree	16" Caliper	TO REMAIN					
2641	Tree	6" Caliper	TO REMAIN					
2642 2643	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
	Cedar	25'+ Tall	TO REMAIN					
2644	Occa	12" Caliper	101121111					

No.	Species	Caliper (inches)	TREE SURVEY Protect	FIELD DATA		Insect	Structural	Mitigation
1	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
2646 2647	Tree Tree	12" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2648	Cedar	25'+ Tall	TO REMAIN					
2649 2650	Cedar Tree	25'+ Tall 6" Caliper	TO REMAIN TO REMAIN					
2651	Tree	14" Caliper	TO REMAIN					
2652	Tree	6" Caliper	TO REMAIN					
2653 2654	Tree Tree	6" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2657	Tree	16" Caliper	TO REMAIN					
2658	Tree	6" Caliper	TO REMAIN					
2659 2660	Tree Tree	14" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2661	Tree	10" Caliper	TO REMAIN					
2662	Tree	16" Caliper	TO REMAIN					
2663 2664	Tree Tree	14" Caliper 12" Caliper	TO REMAIN TO REMAIN					
2666	Cedar	25'+ Tall	TO REMAIN					
2667 2668	Cedar Tree	25' Tall 12" Caliper	TO REMAIN TO REMAIN					
2669	Tree	8" Caliper	TO REMAIN					
2670	Tree	8" Caliper	TO REMAIN					
2671 2672	Cedar Tree	25'+ Tall 12" Caliper	TO REMAIN TO REMAIN					
2673	Cedar	25'+ Tall	TO REMAIN					
2674	Cedar	25'+ Tall	TO REMAIN					
2675 2676	Tree Cedar	8" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2677	Cedar	25'+ Tall	TO REMAIN					
2678 2679	Cedar	25'+ Tall	TO REMAIN					
2680	Cedar Tree	25'+ Tall 12" Caliper	TO REMAIN TO REMAIN					
2681	Cedar	25'+ Tall	TO REMAIN					
2682 2683	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2684	Cedar	25'+ Tall	TO REMAIN					
2685	Cedar	25'+ Tall	TO REMAIN					
2686 2687	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2688	Tree	8" Caliper	TO REMAIN					
2689	Cedar	25'+ Tall	TO REMAIN					
2690 2691	Tree Tree	8" Caliper 8" Caliper	TO REMAIN TO REMAIN					
2692	Cedar	25'+ Tall	TO REMAIN					
2693	Tree	10" Caliper	TO REMAIN					
2695 2696	Cedar Cedar	25'+ Tall 18' Tall	TO REMAIN TO REMAIN					
2697	Cedar	25'+ Tall	TO REMAIN					
2698 2699	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2700	Tree	8" Caliper	TO REMAIN					
2907	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2908	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2909 2910	Cottonwood Cedar	10" Caliper 25'+ Tall	TO BE REMOVED		n n	n n	n n	0 4
2911	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2912 2913	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2915	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2917	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2918 2919	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4 4
2920	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2921	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2923 2924	Cedar Cottonwood	25'+ Tall 6" Caliper	TO BE REMOVED	3	n n	n n	n n	4 0
2925	Bois D' Arc	6" Caliper	TO BE REMOVED	3	n	n	n	0
2931 2932	Cottonwood Cedar	16" Caliper 25'+ Tall	TO BE REMOVED	3	n	n	n	0
2932	Cedar	25+ Tall	TO BE REMOVED		n n	n n	n n	4
2934	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2935 6001	Tree Cedar	12" Caliper 25'+ Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
6001	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
6003	Cedar	25'+ Tall	TO REMAIN					
6004 6005	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
6006	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6007	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6008 6009	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
6010	Cedar	25'+ Tall	TO REMAIN	•				
6011	Cedar	25'+ Tall	TO BE REMOVED	4				4
6012 6013	Cedar Cedar	25' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
6014	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6015 6016	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
6017	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
6018	Cedar	25'+ Tall	TO REMAIN	4	n	n	n	
6019 6020	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED					4 4
6020	Cedar	25'+ Tall 21' Tall	TO BE REMOVED					4
6022	Cedar	25' Tall	TO BE REMOVED					4
6023 6024	Cedar Cedar	23' Tall 24' Tall	TO BE REMOVED TO BE REMOVED					4 4
6025	Cedar	24' Tall	TO BE REMOVED					4
6026	Cedar	25' Tall	TO BE REMOVED					4
6027 6028	Cedar Cedar	25' Tall 25'+ Tall	TO BE REMOVED		n	n	n	4 4
6029	Cedar	25'+ Tall	TO REMAIN					4
6030	Cedar	23' Tall	TO BE REMOVED					4
6031 6032	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
6033	Cedar	25'+ Tall	TO REMAIN					
6034	Cedar	25'+ Tall	TO BE REMOVED					4
6035 6036	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
6037	Cedar	25'+ Tall	TO REMAIN					
6038	Cedar	25'+ Tall	TO REMAIN					

No.	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
6039	Cedar	25'+ Tall	TO REMAIN					
6040	Cedar	25'+ Tall	TO REMAIN					1120
6041	Cedar	25'+ Tall	TO BE REMOVED					4
6042	Hackberry	12" Caliper	TO REMAIN					
6043	Hackberry	12" Caliper	TO REMAIN					
6044	Green Ash	8" Caliper	TO REMAIN					
6045	Hackberry	10" Caliper	TO REMAIN					
6046	Hackberry	10" Caliper	TO REMAIN					
6047	Gulf Black Willow	12" Caliper	TO REMAIN					
6048	Gulf Black Willow	10" Caliper	TO REMAIN					
6049	Cottonwood	10" Caliper	TO REMAIN					
6050	Green Ash	6" Caliper	TO REMAIN					
6051	Cottonwood	6" Caliper	TO BE REMOVED	3	n	n	n	0
6052	Hackberry	12" Caliper	TO BE REMOVED	2	n	n	n	0
6053	Hackberry	8" Caliper	TO BE REMOVED	1				0
					n	n	n	
6054	Green Ash	6" Caliper	TO BE REMOVED	2	n	n	У	0
6055	American Elm	6" Caliper	TO BE REMOVED	4	n	n	n	9
6056	Hackberry	6" Caliper	TO BE REMOVED	2	n	n	n	0
6057	Hackberry	12" Caliper	TO BE REMOVED	3	n	n	n	0
6058	Hackberry	8" Caliper	TO BE REMOVED	2	n	n	У	0
6059	Hackberry	6" Caliper	TO BE REMOVED	2	n	n	n	0
6060	Hackberry	12" Caliper	TO REMAIN					
6061	Cedar Elm	12" Caliper	TO REMAIN					
6062	Hackberry	6" Caliper	TO REMAIN					
6063	Hackberry	10" Caliper	TO REMAIN					
6064	American Elm	8" Caliper	TO REMAIN					
6065	Cedar Elm	8" Caliper	TO REMAIN					
6066	Cedar	25'+ Tall	TO REMAIN					
6067	American Elm	10" Caliper	TO REMAIN					
6068	Hackberry	6" Caliper	TO REMAIN					
6069	Hackberry	6" Caliper	TO REMAIN					
6070	Cottonwood	10" Caliper	TO BE REMOVED	3	n	n	n	0
6071	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6072	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6073	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6074	Hackberry	10" Caliper	TO BE REMOVED	1	n	n	n	0
6075	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6076	American Elm	10" Caliper	TO BE REMOVED	4				10
6076	The San Street Control of the Street Control			3	n	n	n	0
	Hackberry	8" Caliper	TO BE REMOVED		n	n	n	
6078	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6079	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6080	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6081	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6082	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6083	Hackberry	10" Caliper	TO BE REMOVED	3	n	n	n	0
6084	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6085	Hackberry	6" Caliper	TO BE REMOVED					0
6086	Hackberry	6" Caliper	TO BE REMOVED					0
6087	Hackberry	6" Caliper	TO BE REMOVED					0
6088	Cedar	12" Caliper	TO REMAIN					
6089	Cedar	10" Caliper	TO REMAIN					
6090	Cedar	12" Caliper	TO REMAIN					
6091	American Elm	8" Caliper	TO BE REMOVED	4	n	n	n	8
6092	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6093	Hackberry	6" Caliper	TO BE REMOVED					0
6094	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6095	Green Ash	10" Caliper	TO BE REMOVED	2	n	n	у	0
6096	Cedar	6" Caliper	TO BE REMOVED	4	n	n	n	4
6097	Cottonwood	22" Caliper	TO BE REMOVED	3	n	n	n	0
	The same of the sa		TO BE REMOVED				-	
6098	Hackberry	8" Caliper		3	n 	n	n	0
6099	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6100	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
Total Mitig Total Mitig	ation Inches Requ ation Inches Provi ation Inches Rema Credit Purchase (2	ded - (72) 4" cal. t iining	rees ches @ \$100.00 / in	ch)				2,0 2 1,7 \$34,540.
Tree Purcl	nase for Parks and mative Tree Mitiga	Recreation						\$82,436. \$116,976.

BELLE

12801 N. Central Expy Suite 1760 Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	REVISIONS						
#	DATE	COMMENTS					
1	05.06.20	City Comments					
2	10.13.20	City Comments					
3	11.19.21	City Comments					
4	12.06.21	City Comments					
5	03.03.22	City Comments					
6	08.05.22	City Comments					
7	05.17.24	City Comments					
8	07.25.24	City Comments					
9	08.29.24	City Comments					
10	02.14.25	Owner Comments					



TREE
PRESERVATION
NOTES



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: Bethany Ross; *Planner*

DATE: March 25, 2025

SUBJECT: MIS2025-005; Exception to the Residential Adjacency Standards

On August 13, 2024, the Planning and Zoning Commission approved a site plan [Case No. SP2024-014] for a Retial Builidng and Daycare Facility on an 2.649-acre parcel of land (i.e.Lot 13, Rockwall Business Park East Addition) located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205]. As part of the site plan case, the Planning and Zoning Commission granted exceptions to the Primary and Secondary Articulation Requirements of the Unified Development Code (UDC). To off-set these requested exceptions, the applicant offered the following compensatory measures: [1] 21% stone on the strip retail building, [2] 30% stone on the daycare facility, [3] a 20-foot landscape buffer in lieu of the required ten (10) foot landscape buffer, and [4] additional landscaping above and beyond the minimum requirements.

On March 14, 2025, the applicant – *Dyanada Nevgi of SRV Land Building and Real Estate, LLC* — submitted a development application requesting the approval of an *Exception* to the residential adjacency standards for the purpose of allowing three (3)-tiered screening in leui of the originally approved masonry wall. According to Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers." However, the UDC does provide an alternative, allowing the Planning and Zoning Commission to consider the use of three-tiered landscaping in such cases. In this instance, the applicant is proposing three (3)-tiered landscaping along the entire length of the residential adjacency.

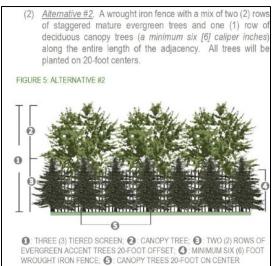
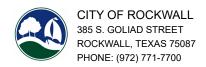


Figure 1: Residential Adjacency Alternative #2

According to Subsection 09.01, *Exceptions to the General Standards*, "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." The UDC further stipulates that a minimum of two compensatory measures must be provided for each exception requested to offset its potential impact. In this case, the applicant has not proposed any additional compensatory measures beyond the alternative landscaping method. The requested alternative for the use of three (3)-tiered landscaping along the adjacency does not appear to create a negative impact; however, exceptions are a discretionary decision for the Planning and Zoning Commission. In addition, exceptions require a supermajority vote (*i.e. a three-fourths vote of those members present*) for approval. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *March 25*, 2025.

PROJECT COMMENTS



DATE: 3/20/2025

PROJECT NUMBER: MIS2025-005

PROJECT NAME: Exception to Residential Adjacney Standards

SITE ADDRESS/LOCATIONS: 950 & 962 E. Ralph Hall

CASE CAPTION: Discuss and consider a request by Dnyanada Nevgi of SRC Land Building and Real Estate, LLC on behalf of Rajesh Malviya of

Buffalo Country Properties, LLC for the approval of a Miscellaneous Request for an Exception to the Screening Requirements for Residential Adjacency for a 2.649-acre parcel of land identified as Lot 13, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 E. Ralph Hall Parkway, and take any action necessary.

DEPARTMENT REVIEWER DATE OF REVIEW STATUS OF PROJECT **ENGINEERING** Madelyn Price 03/20/2025 Approved No Comments **DEPARTMENT** REVIEWER DATE OF REVIEW STATUS OF PROJECT **BUILDING** 03/20/2025 Craig Foshee Approved No Comments DEPARTMENT **REVIEWER** DATE OF REVIEW STATUS OF PROJECT FIRE Ariana Kistner 03/19/2025 Approved No Comments **DEPARTMENT REVIEWER** STATUS OF PROJECT DATE OF REVIEW GIS Lance Singleton 03/17/2025 Approved No Comments **DEPARTMENT REVIEWER** DATE OF REVIEW STATUS OF PROJECT Chris Cleveland **POLICE** 03/17/2025 Approved No Comments **DEPARTMENT REVIEWER** DATE OF REVIEW STATUS OF PROJECT **PARKS** Travis Sales 03/17/2025 Approved w/ Comments 03/17/2025: 1. Tahoma 31 is a great turfgrass with many benefits 2. Recommend that the playground equipment and installation is IPEMA certified 03/17/2025: Tree mitigation approved DEPARTMENT **REVIEWER** DATE OF REVIEW STATUS OF PROJECT PI ANNING **Bethany Ross** 03/19/2025 Approved

03/19/2025: MIS2025-005; Exception to the Residential Adjacency Requirements
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Miscellaneous Request for an Exception to the Screening Requirements for Residential Adjacency for a 2.649-acre parcel of land identified as Lot 13, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and addressed as 950 E. Ralph Hall Parkway.
- 1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- I.3 According to Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers." As an alternative the code does allow the Planning and Zoning Commission to consider the use of three (3) tiered landscaping along the adjacency. In this case, the applicant is providing three (3) tiered landscaping along the adjacency.
- I.4 According to Subsection 09.01, Exceptions to the General Standards, "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." To request an exception the code goes on to require that a minimum of two (2) compensatory measures be provided for each exception requested. The purpose of the compensatory measures is to try to directly off-set the impact of requested exception. In this case the applicant has not provided any subsequent compensatory measures.
- 1.5 According to Subsection 08.02, General Fence Standards, "PVC mesh (i.e. tennis court mesh/windscreen) or other materials or appurtenances (e.g. slats, bamboo, mesh netting, fake or artificial plants or patterned material, signage, banners, etc.) intended to provide screening that are affixed to wrought iron, decorative metal, chain-link or semi-transparent fencing shall be prohibited."
- I.6 Please note that a supermajority vote (i.e. a three-fourths vote of those members present) is required for the approval of an exception.
- I.7 Please note the scheduled meeting for this case will be held on March 25, 2025 at 6:00 PM in the City Hall Council Chambers. Please also note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

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11	ABIAHAA		

PLANNING & ZONING CASE NO.

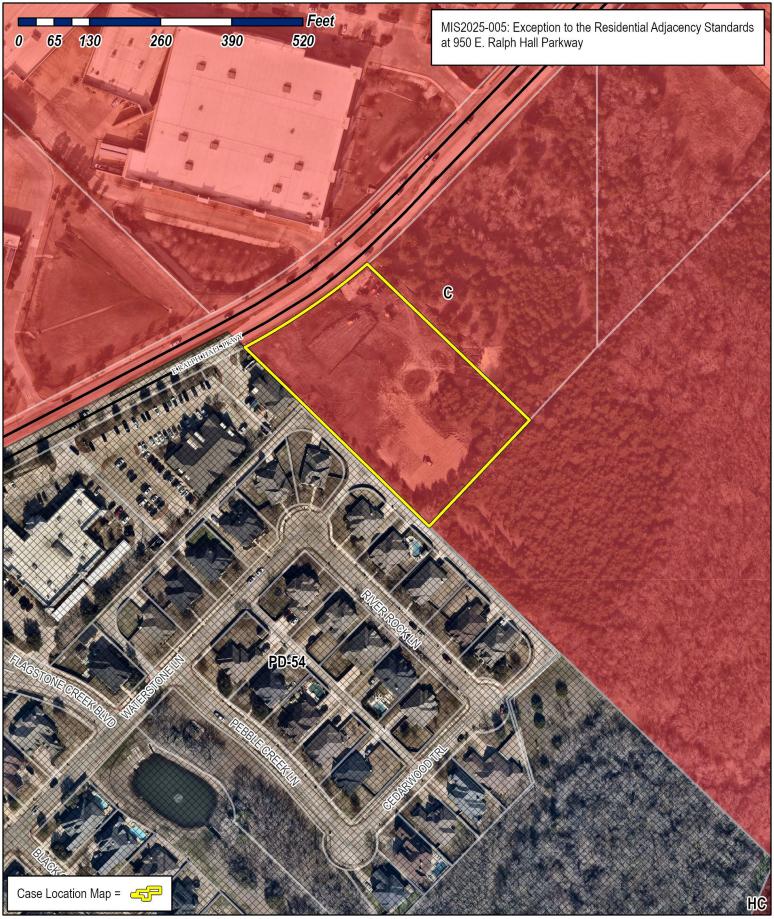
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CH	HECK THE	APPROPRIATE BOX BELC	W TO INDICATE T	HE TYPE OF	DEVELOPMENT REC	QUEST [SELECT (ONLY ONE BOX	7:	
PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)				ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 2 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: TREE REMOVAL (\$75.00)					
SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)					MOTES: 1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 2: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.				
PROPER	TY INF	ORMATION [PLEASE PR	UNT]						
	ADDRES	s 950 & 962 E.	Ralph Hall F	kwy. Ro	ckwall, TX 75	032			
SU	JBDIVISIO	N ROCKWALL B	USINESS PA	RK EAS	Т	LOT	13	BLOCK	
GENERAL	LOCATIO	N RALPH HA	LL PKWY, T	X					
ZONING.	SITE P				DDINTI			A CONTRACTOR OF THE CONTRACTOR	
	NT ZONIN		AN AND PLATTING INFORMATION (PLEASE F		CURRENT USE	С			
PROPOSE	ED ZONING	G			PROPOSED USE				
	ACREAG	E 2.649	LOTS	CURRENT	1	LOTS	[PROPOSED]		
RESUL	LT IN THE D	D. PLATS: BY CHECKING THI APPROVAL PROCESS, AND P DENIAL OF YOUR CASE. ANT/AGENT INFOR	AILUNE TO ADDRES	S ANT OF SI	AFF 3 COMMENTS BY	THE DATE PROVID	ED ON THE DEV	ELOPMENT CALENDAR WILL	
Ø	OWNER	BUFFALO COUNTRY	PROPERTIES	LLC	M APPLICANT	SRC Land Bui			
CONTACT F	PERSON	Rajesh Malviya		С	ONTACT PERSON	Dnyanada Ne	vgi		
A	DDRESS	12050 Research Re	050 Research Rd			811 S Central Expressway, Suite 306			
		#9305							
CITY, STAT	TE & ZIP	Frisco, TX 75033		(CITY, STATE & ZIP	Richardson, T	X- 75080		
	PHONE	214-454-6944			PHONE	214-396-3737		Construction of the Constr	
	E-MAIL	nrmalviya@yahoo.d	com		E-MAIL	pm@srclandb	uilding.com		
BEFORE ME,	THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON TH ION ON THIS APPLICATION TO	IS DAY PERSONALLY DBE TRUE AND CER	'APPEARED_ TIFIED THE FO	Mona ac	garwal	[OWNER]	THE UNDERSIGNED, WHO	
INFORMATION	CONTAINE	I AM THE OWNER FOR THE PU TO COVER THE 20 15 BY SIG D WITHIN THIS APPLICATION, I	SNING THIS APPLICAT TO THE PUBLIC. T	TON, I AGREE HE CITY IS AI	THAT THE CITY OF ROC	OF ROCKWALL ON T CKWALL (I.E. "CITY") PERMITTED TO RE TO A REQUEST FOR	HIS THE IS AUTHORIZED I PRODUCE ANY (PUBLIC INFORMA	AND PERMITTED TO PROVIDE	
GIVEN UNDER	R MY HAND	AND SEAL OF OFFICE ON TH	IS THE 4 DAY	OF Marc	h 2025	5 12	15/26		
		OWNER'S SIGNATURE	Mona	Igan	wal		SUST FUE	Jenny Marie Brown	
NOTARY PUB	LIC IN AND	FOR THE STATE OF TEXAS	Jelin	Bin	ru	MY COMM!	SSOM	My Commission Expires 12/15/2026 Notary ID 129935855	

DEVELOPMENT APPLICATION * CITY OF ROCKWALL * 385 SOUTH GOLIAD STREET * ROCKWALL, TX 7508





City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





February 06, 2025

City Planner
Planning & Zoning Department
City of Rockwall
385 S. Goliad St
Rockwall, Texas 75087

Re: Variance Request for Screening from Residential – Pinnacle Montessori Academy of Rockwall at 950 & 962 E Ralph Hall Pkwy, Rockwall, TX (SP2024-14)

As part of the Site Plan for the above-mentioned project, we are proposing a change in the screening wall between our development and the adjacent residential property located south of this project. Following UDC Guidelines, Article 8, Section 05.02 (B), we are proposing an acceptable alternative to the masonry by installing a wrought iron fence with three (3) tiered vegetative screening.

Our mission is to promote green design across all our schools. A wrought iron fence will provide better air circulation, the three (3) tiered vegetative screening will serve as a sound barrier and also offer a more aesthetically pleasing view while still maintaining boundary definition and privacy. Landscaping with trees and shrubs contributes to better air quality and water absorption, reducing runoff compared to an impervious masonry structure. Additionally, an iron fence with landscape buffer is easier to maintain, and repair compared to a brick masonry wall. Any savings from this initiative will be invested in better playground equipment.

For replacing the masonry wall with the wrought iron fence, we are proposing the following option available per UDC guidelines:

Wrought iron fence of minimum six (6) feet in height on property line and three (3) tiered vegetative screening in 20 feet landscape buffer. The 20 feet landscape buffer will be of two (2) rows of evergreen accent trees 20 feet offset and canopy trees at 20 feet center to center.

We have revised our site plan and the landscape plan following the UDC Guidelines to ensure proper screening from the residential property.

As our proposal is within the guidelines of the UDC and not expected to have any adverse impact on project aesthetics, the quality of life and the surrounding environment, we request the City to grant us the variance. We would also like to receive City's input about which of the above two options would be preferable.

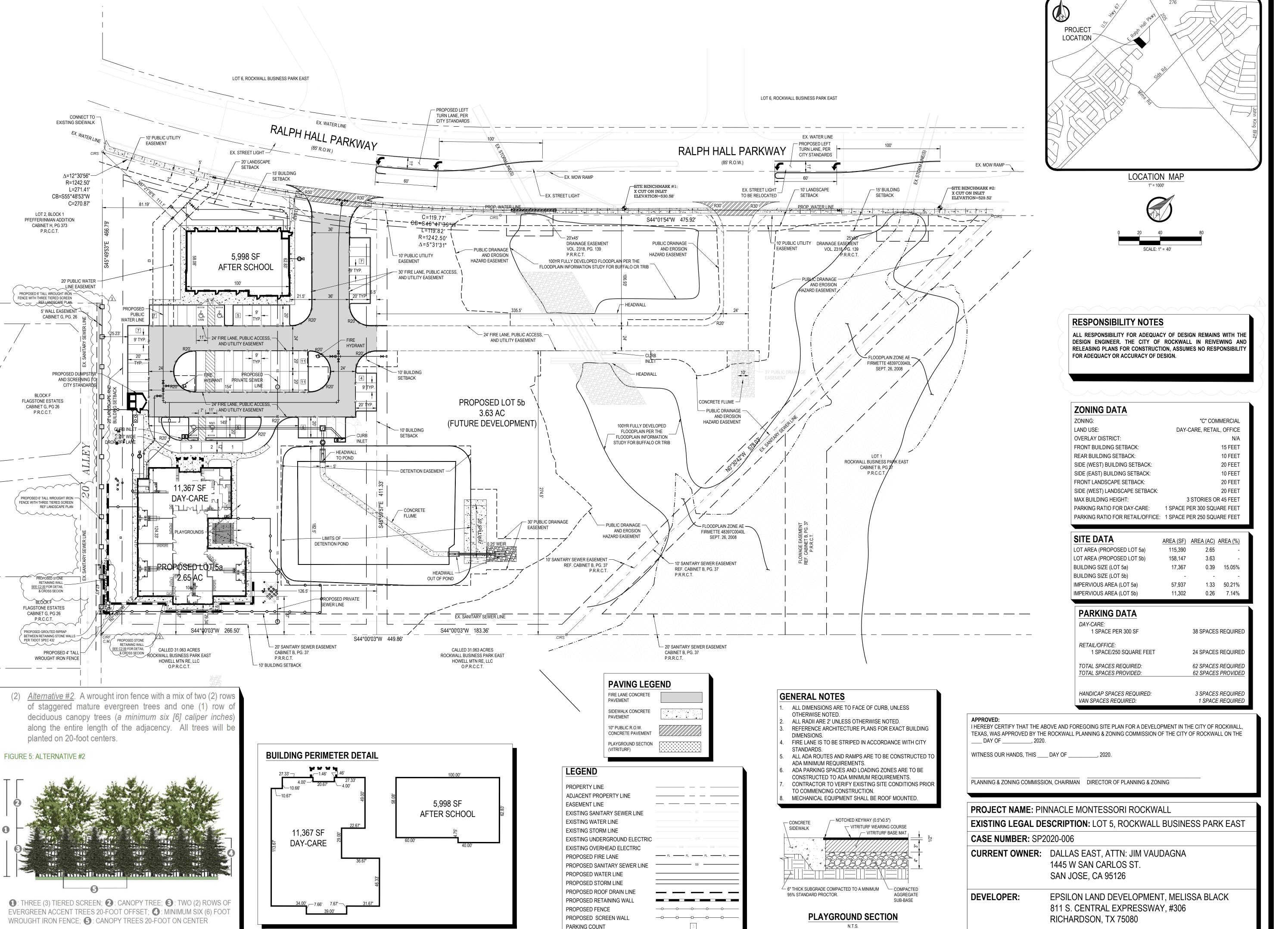
Please let us know if you have any questions or need further clarifications.

Sincerely,

Global Civil Solutions, LLC.

Firoze Shams, PE, PTOE

President



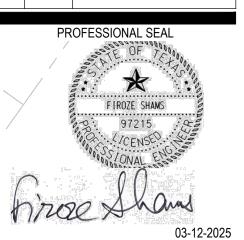
OMEGA

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306

TBPE FIRM NO. F-20145

RICHARDSON, TX 75080

REVISIONS						
#	DATE	COMMENTS				
1	07/08/24	THE CITY COMMENTS				
2	04/09/24	THE CITY COMMENTS				
3	03/12/25	REVISED RIPRAP, RETAINING WALL, & SCREEN WALL				



OU JENIT IN EODIA A TION

CLIENT INFORMATION

IKESIGE NIGS, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
ND 962 E. RALPH HALL PARKWAY AND PLAZ
DRIVE

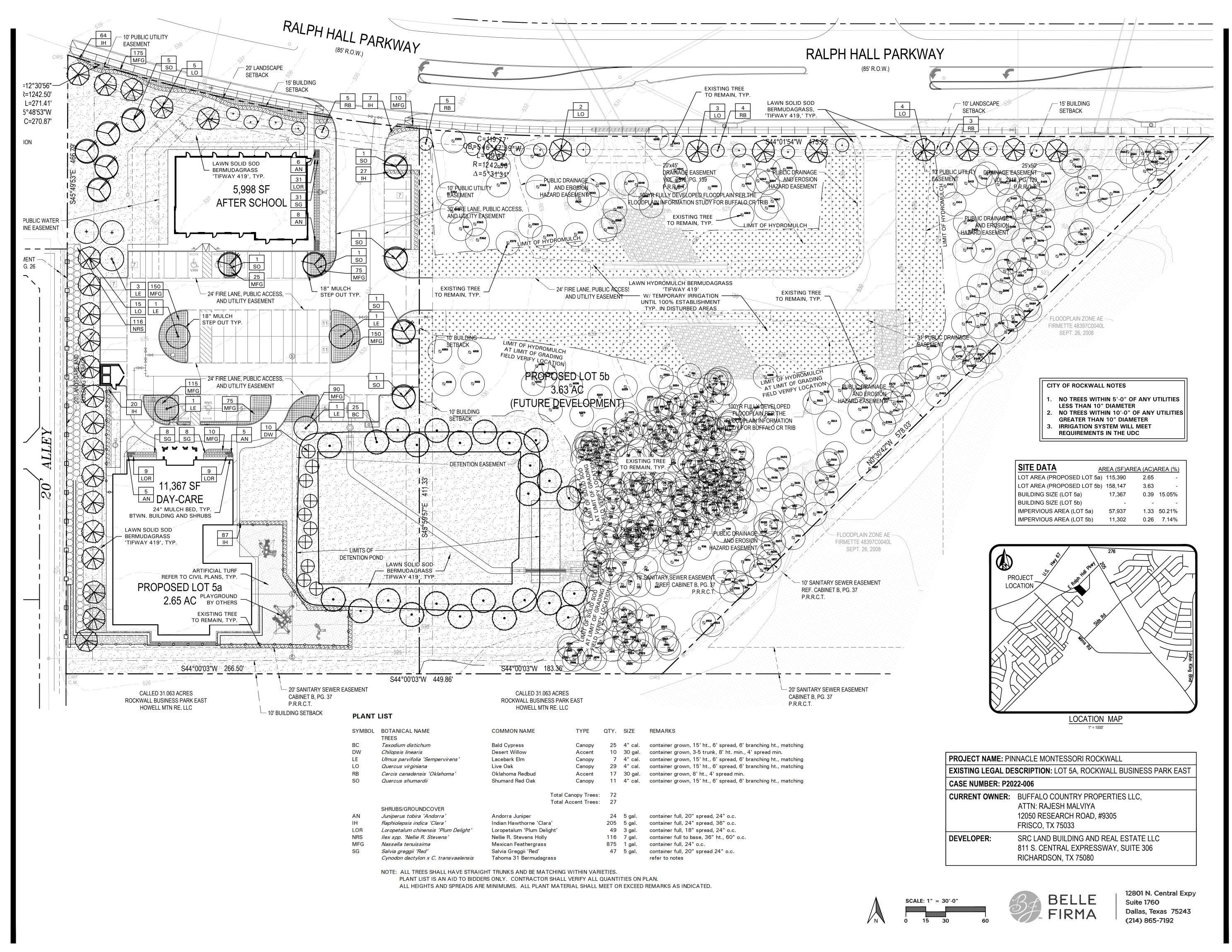
SHEET TITLE

SITE PLAN

SHEET NUMBER

C1.00

ISSUE DATE:



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWA

SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

	RE	VISIONS	6
Γ	#	DATE	COMMENTS
Γ	1	05.06.20	City Comments
Γ	2	10.13.20	City Comments
Γ	3	11.19.21	City Comments
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ſ	6	08.05.22	City Comments
ſ	7	05.17.24	City Comments
	8	07.25.24	City Comments
	9	08.29.24	City Comments
	10	02.14.25	Owner Comments
Γ			



OWNER INFORMATION

PROJECT INFORMATION

LANDSCAPE

- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- 5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS. WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 7. ALL LAWN AREAS SHALL BE SOLID SOD 'TAHOMA 31' BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- 6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- 1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED 'TAHOMA 31' BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

- 1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- 2. 'TAHOMA 31' BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- 3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- 5. HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- 6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- 7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- 8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - Lot 5a THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) I.f. and one accent tree per (50) I.f., to include groundcover, berm, and shrubbery

RALPH HALL PARKWAY: 272 l.f. Required Provided 10' wide buffer 20' wide buffer (5) trees, 4" cal. (5) trees, 4" cal. (5) accent trees (5) accent trees

RESIDENTIAL BUFFER 1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) I.f. and two (2) rows of large shrubs.

Residential Adjacency: 320 l.f. Required Provided 20' wide buffer 20' wide buffer (16) trees, 4" cal. (16) trees, 4" cal.

double of large shrubs double row of large shrubs

- PARKING LOT LANDSCAPING 1. Five (5%) percent of the interior parking lot shall be
- 2. One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,764 s.f. Total parking spaces: 61 spaces

Required Provided 1,188 s.f. (5%) 5,104 s.f. (7) trees, 4" cal. (12) trees, 4" cal.

SITE LANDSCAPING

- 1. Fifteen (15%) percent of the total site shall be landscaped
- for COMMERCIAL. 2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Required Provided 41,031 s.f. (15%) 56,069 s.f. (20%) 20,516 s.f. (50%) 24,603 s.f. (60%)

DETENTION BASIN LANDSCAPING

1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.

Detention Basin Area: 8,051 s.f.

Provided Required (10) trees, 4" cal. (10) trees, 4" cal. (10) accent trees (10) accent trees

LANDSCAPE TABULATIONS - Lot 5b THE CITY OF ROCKWALL, TEXAS

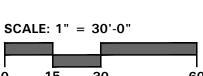
NON-RESIDENTIAL R.O.W. BUFER 1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f.

RALPH HALL PARKWAY: 596 I.f. Required Provided 10' wide buffer 10' wide buffer (12) trees, 4" cal. (9) trees, 4" cal. (12) accent trees (12) accent trees

(3) existing trees

CITY OF ROCKWALL NOTES

- 1. NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
- 2. NO TREES WITHIN 10'-0" OF ANY UTILITIES **GREATER THAN 10" DIAMETER**
- 3. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC





12801 N. Central Expy Suite 1760 Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY

SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RI	REVISIONS							
#	DATE	COMMENTS						
1	05.06.20	City Comments						
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9	08.29.24	City Comments						
10	02.14.25	Owner Comments						

PROFESSIONAL SEAL



OWNER INFORMATION

Kids, eth Drive TX 75093 മ **b** 8

PROJECT INFORMATION

SORI PINNACLE MONTESS
ACADEMY ROCKWA
RALPH HALL PARKWAY AND PLA
ROCKWALL, TEXAS

SHEET TITLE

LANDSCAPE NOTES

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- 1. Planting (trees, shrubs and grasses)
- 2. Bed preparation and fertilization
- 3. Notification of sources
- 4. Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape 1.7 QUALITY ASSURANCE installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

- 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
- 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1 TREE PLANTING DETAIL NOT TO SCALE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
- Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
- 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

A. Preparation:

- 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
- 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
- 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available
- 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24
- 4. Protect plants during delivery to prevent damage to root
- balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport. 5. Notify Owner's Authorized Representative of delivery
- schedule 72 hours in advance job site.
- 6. Remove rejected plant material immediately from job site.
- 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

TREE PLANTING DETAIL LEGEND

A. TREE: TREES SHALL CONFORM WITH

B. TREE PIT: WIDTH TO BE AT LEAST TWO

C. ROOT BALL: REMOVE TOP $\frac{1}{3}$ BURLAP

INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT

ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO

F. ROOT ANCHOR BY TREE STAKE

G. NAIL STAKE: REFER TO

MANUFACTURER'S GUIDELINES FOR

SIZING. INSTALL NAIL STAKES WITH

HAMMER OR MALLET FIRMLY INTO

UNDISTURBED GROUND. DRIVE NAIL

STAKES FLUSH WITH "U" BRACKET

ADJACENT TO ROOTBALL (DO NOT

SOLUTIONS.

DISTURB ROOTBALL).

NURSERY STOCK. www.anla.org

LATEST AMERICAN STANDARD FOR

(2) TIMES THE DIAMETER OF THE ROOT

BALL CENTER TREE IN HOLE & REST

ROOT BALL ON UNDISTURBED NATIVE

AND ANY OTHER FOREIGN OBJECT;

CONTAINER GROWN STOCK TO BE

FLARE IS EXPOSED, FREE FROM MULCH,

AND AT LEAST TWO INCHES ABOVE

GRADE. TREES SHALL BE REJECTED

WHEN GIRDLING ROOTS ARE PRESENT &

MANUFACTURER'S GUIDELINES FOR

SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK

SHOULD BE IN THE CENTER OF THE

AND NOTES

SOIL.

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. 2.3 MISCELLANEOUS MATERIALS Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

H. BACKFILL: USE EXISTING NATIVE SOIL

TO ELIMINATE AIR POCKETS.

SHOULD NOT BE VISIBLE.

(903) 676-6143

TREE STAKES:

AVAILABLE FROM:

ATTN: Jeff Tuley

SPECIFICATIONS

INSTALLATION.

Tree Stake Solutions

(no amendments) WATER THOROUGHLY

MULCH: DOUBLE SHREDDED

HARDWOOD MULCH 2 INCH SETTLED

THICKNESS, WITH 2" HT. WATERING

RING; ENSURE THAT ROOT FLARE IS

EXPOSED. BELOW GROUND STAKE

TREE STAKE SOLUTIONS 'SAFETY

STAKE' BELOW GROUND MODEL

jeff@treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE

NECESSARY; ABOVE GROUND STAKING

THE CONTRACTOR TO OBTAIN A COPY

INSTALLATION OF TREE STAKES.

CONTRACTOR SHALL ADHERE TO

MANUFACTURER'S INSTALLATION

GUIDELINES, SPECIFICATIONS, AND

OTHER REQUIREMENTS FOR TREE STAKE

MANUFACTURER'S

STAKED BELOW GROUND WHERE

K. IT SHALL BE THE RESPONSIBILITY OF

IS EXPRESSLY PROHIBITED.

www.treestakesolutions.com

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken PART 3 - EXECUTION root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, 3.1 BED PREPARATION & FERTILIZATION measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows: a. Clay – between 7-27 percent b. Silt – between 15-25 percent c. Sand – less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight.
- 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of 3.2 INSTALLATION course and fine textured material
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

- Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

SHRUBS / GROUNDCOVER;

REFER TO LANDSCAPE PLAN

SPECIFICATIONS; 2" MINIMUM-

CONCRETE WALK-

NO STEEL EDGING SHALL

BE INSTALLED ALONG

SIDEWALKS OR CURBS

TOPDRESS MULCH PER

SETTLED THICKNESS

TOP OF MULCH 1/2"

SCARIFY SIDES-

MINIMUM BELOW TOP OF-

CONCRETE WALK / CURB

- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- 2. All planting areas shall receive a two (2") inch layer of specified mulch.
- 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final
- C. Position the trees and shrubs in their intended location as per
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter $(\frac{3}{4})$ inch in diameter. Plants should be thoroughly moist before removing 3.3 CLEANUP AND ACCEPTANCE
- height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or H. Percolation Test: Fill the hole with water. If the water level does

REFER TO LANDSCAPE PLAN

FOR SPACING

location or have drainage added. Install a PVC stand pipe per

not percolate within 24 hours, the tree needs to move to another END OF SECTION

G. Dig a wide, rough sided hole exactly the same depth as the

- tree planting detail as approved by the Landscape Architect if the percolation test fails.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top $\frac{1}{2}$ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice
- of 'root scoring'. J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- 2. Pruning shall be done with clean, sharp tools.
- 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

- 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to
- 2. All steel curbing shall be free of kinks and abrupt bends.
- 3. Top of curbing shall be $\frac{1}{2}$ " maximum height above final
- 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.
- 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each

work day.

3/16" X 4" BLACK EDGING, STAKES ON INSIDE; EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINISH GRADE -LAWN / FINISH GRADE

PREPARED SOIL MIX PER

SPECIFICATIONS; TILL 6" MINIMUM

OF PREPARED SOIL MIX INTO

6" DEPTH OF EXISTING SOIL

-NATIVE SOIL

DO NOT DISTURB

SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE



POCKET PLANTING

NOT ALLOWED

12801 N. Central Expy Suite 1760 Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN. LLC 811 S. CENTRAL EXPRESSWAY SUITE 306

TBPE FIRM NO. F-20145

RICHARDSON, TX 75080

	RE	VISIONS	3
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1			

PROFESSIONAL SEAL



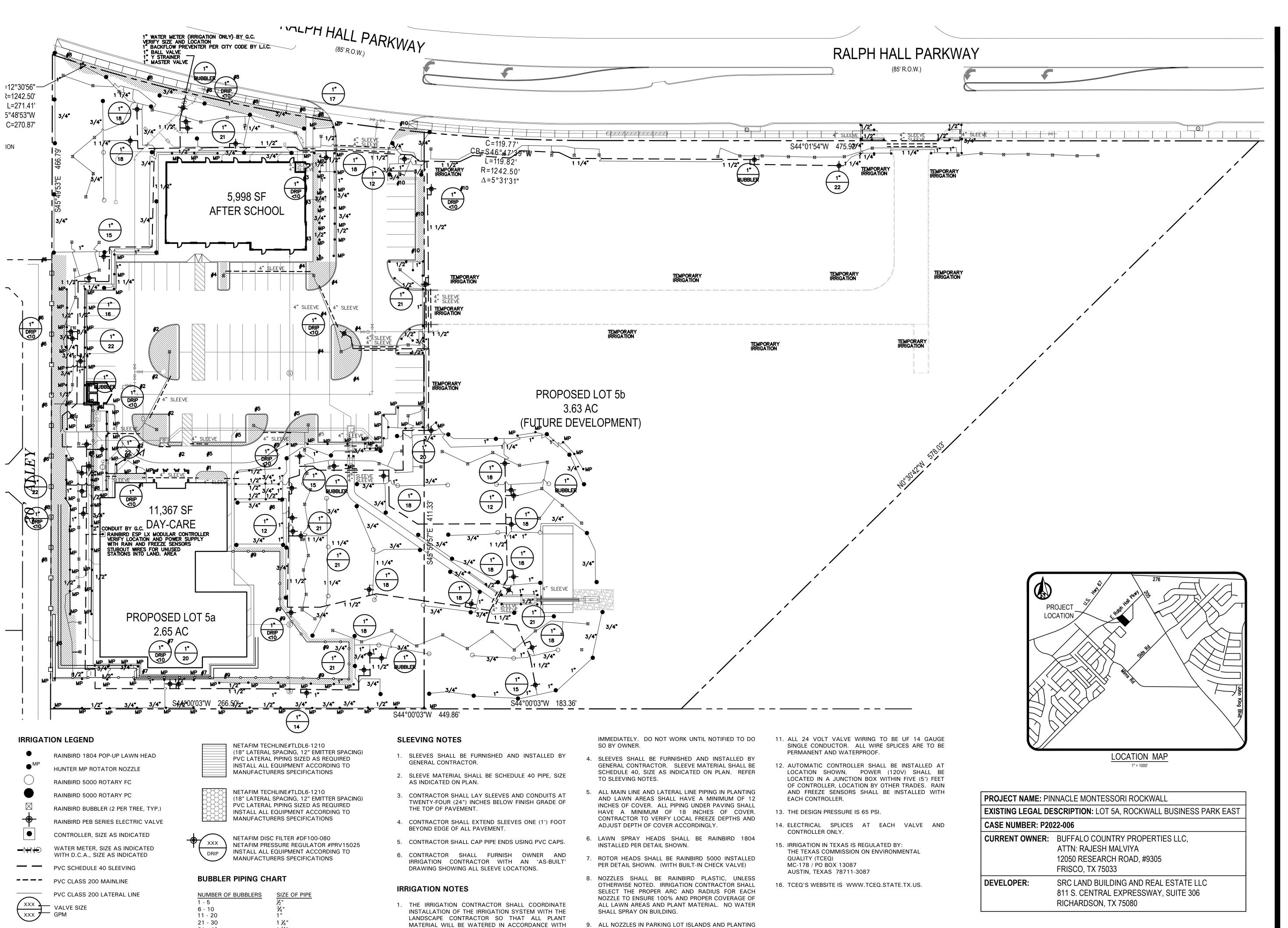
OWNER INFORMATION

Kids, Ф **Ö**

SHEET TITLE

LANDSCAPE **SPECIFICATIONS** AND DETAILS

SHEET NUMBER



BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE

SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN

VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL

OPERATION, REMOVAL OF SOLENOID AND / OR VALVE

10. ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS

OVER SPRAY ON PAVEMENT SURFACES.

COVER WITHOUT ANY EARTH EXCAVATION.

THE INTENT OF THE PLANS AND SPECIFICATIONS.

2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE

3. TEN DAYS PRIOR TO START OF CONSTRUCTION,

INDICATED.

RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE

IRRIGATION CONTRACTOR SHALL VERIFY STATIC

WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN

65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT

1 ½"

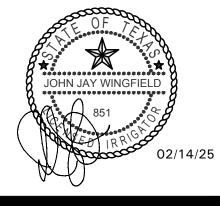
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OMEGA DESIGN, LLC

811 S. CENTRAL EXPRESSWA SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

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		_



PROJECT INFORMATION

SORI

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

12801 N. Central Expy

Dallas, Texas 75243

Suite 1760

(214) 865-7192

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Provide underground irrigation sleeves as indicated on the
- 1.2 RELATED WORK SPECIFIED ELSEWHERE
- A. Section 32 8424 Irrigation System

1.3 REFERENCED STANDARDS

- A. American Society for Testing and Materials:
- 1. ASTM D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe
- 2. ASTM D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe
- Fittings, Socket Type, Schedule 40. 3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

- A. Sleeve A pipe within which another pipe is placed for carrying water or other utilities to be installed.
- B. Wire Sleeves A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

- A. Polyvinyl Chloride Pipe (PVC) Manufactured in accordance with standards noted herein:
- 1. Marking and Identification Permanently marked with SDR number, ASTM standard number, and the NSF
- (National Sanitation Foundation) seal. 2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Coverage Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.
- B. Sleeve Extensions Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

- A. Compaction Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.
- B. Damage Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper

installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

B. Work includes but is not limited to:

- Trenching and backfill.
- Installation of automatic controlled system. 3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.
- C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Refer to Irrigation Plans for controller, head, and valve
- B. Section 32 8423 Underground Irrigation Sleeves and Utility Conduits
- C. Section 32 9300 Landscape
- D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional

1.3 APPLICABLE STANDARDS

- A. America Standard for Testing and Materials (ASTM) Latest
- D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR) 2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
- 3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
- 4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings,
- Socket Type, Schedule 80 5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
- D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer 8. D2855 Making Solvent - Cemented Joints with Poly

1.4 MAINTENANCE AND GUARANTEE

A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.

(Vinyl Chloride) (PVC) Pipe and Fittings

- B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.
- C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

PAVFMFN⁻

A. Procedure: Comply with Division I requirements.

- B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's 'cut sheets' and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.
- C. No work covered under this section may begin until the

Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized

D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

- 1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation
- 2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to completion of the irrigation system.
- 3. Provide descriptions of all installed materials and systems
- understand, operate, and maintain the equipment. 4. Provide the following in each manual: a. Index sheet with Contractor's name, address,
 - telephone number, and contact name. b. Duration of guarantee period. Include warranties and

in sufficient detail to permit maintenance personnel to

- guarantees extended to the Owner by the manufacturer of all equipment. c. Equipment list providing the following for each item:
- Manufacturer's name 2) Make and model number
- 3) Name and address of local part's representative 4) Spare parts list in detail 5) Details operating and maintenance instructions

F. Project Record Documents:

1. Comply with Division I requirements. 2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and

for major equipment.

- quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other. 3. When dimensioning is complete, transpose work to bond
- 4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same. to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.
- G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.
- H. Controller Keys: Provide three (3) sets of keys to controller enclosure(s).
- Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.
- J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.
- K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.
- L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with

work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.
- B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

- A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.
- B. Coordinate to ensure that electrical power source is in place.
- C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.
- B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

- A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.
- B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.
- C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

A. Cast brass or wrought copper, sweat - solder type.

- A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).
- B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC

FINISH GRADE · SIDEWALK OR CURB - ROTARY HEAD **SWING JOINT** LATERAL PIPING

N ROTARY HEAD

meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch $(\frac{1}{2})$ diameter by eight (8") inches long, where applicable.

B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

- A. Sprinkler heads in lawn area as specified on plan.
- B. PVC Pipe: Class 200, SDR 21
- C. Copper Tubing (City Connection): Type "M"
- D. 24V Wire: Size 14, Type UF
- E. Electric valves: Shall be all plastic construction as indicated on plans.
- F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.
- B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
- C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
- D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

3.2 PIPE INSTALLATION

- A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.
- B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.
- C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of

3.3 PVC PIPE AND FITTING ASSEMBLY

- A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
- B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core

3.5 POP-UP SPRAY HEADS

A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for typical installation of electric valve and valve box.

3.7 WIRING

- Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the
- B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.
- C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coils at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

- Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.
- B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to ensure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

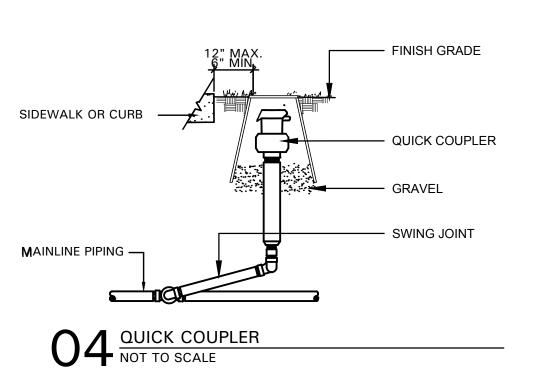
3.10 FINAL ADJUSTMENT

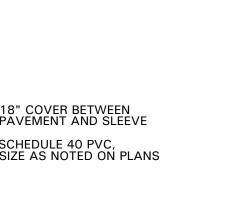
- A. After installation has been completed, make final adjustment of sprinkler system in preparation for Owner Authorized Representative's final inspection.
- B. Completely flush system to remove debris from lines by removing nozzle from heads on end of lines and turning on
- C. Check sprinklers for proper operation and proper alignment for direction of throw.
- D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.
- E. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage and furnish data to Owner Authorized Representative with each change.

3.11 SYSTEM DEMONSTRATION

Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation

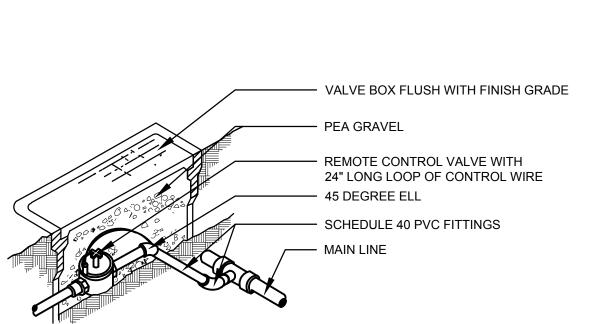
and maintenance manual for basis of demonstration. **END OF SECTION**





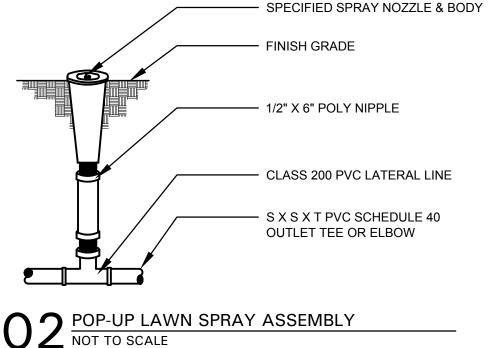


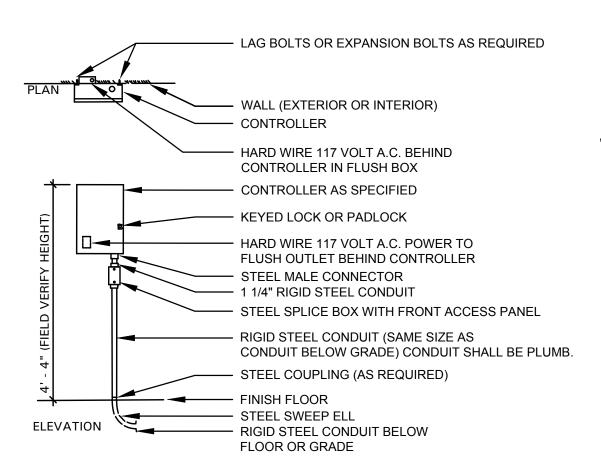
SCHEDULE 40



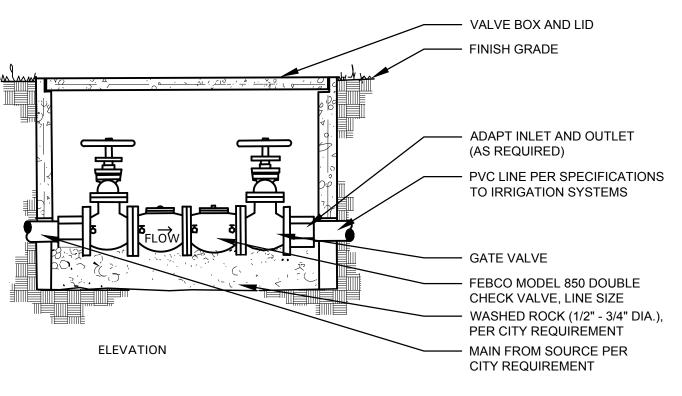
ISOMETRIC

05 REMOTE CONTROL VALVE NOT TO SCALE





06 WALL MOUNTED CONTROLLER NOT TO SCALE



BACKFLOW PREVENTER



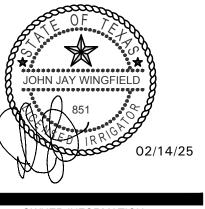
12801 N. Central Expy **Suite 1760** Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN. LLC 811 S. CENTRAL EXPRESSWAY SUITE 306

RICHARDSON, TX 75080 TBPE FIRM NO. F-20145

	RE	VISIONS	3
Ī	#	DATE	COMMENTS
Ī	1	05.06.20	City Comments
	2	10.13.20	City Comments
	3	11.19.21	City Comments
	4	12.06.21	City Comments
	5	03.03.22	City Comments
	6	08.05.22	City Comments
	7	05.17.24	City Comments
	8	07.25.24	City Comments
	9	08.29.24	City Comments
	10	02.14.25	Owner Comments

PROFESSIONAL SEAL



OWNER INFORMATION

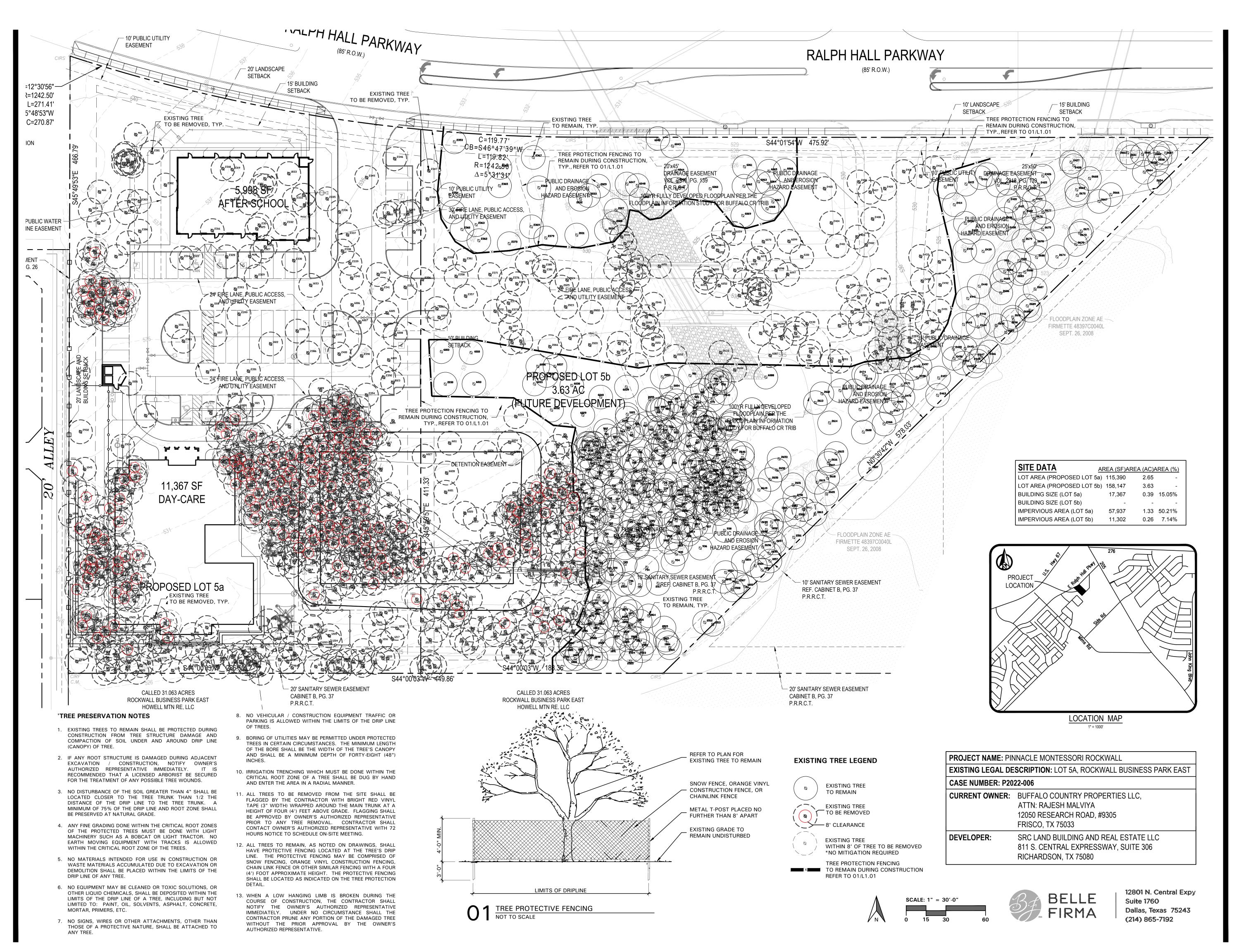
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PROJECT INFORMATION

IRRIGATION SPECIFICATIONS AND DETAILS

L3.02

SHEET NUMBER



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWA SUITE 306

RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

10 02.14.25

REVISIONS # DATE COMMENTS 1 05.06.20 City Comments City Comments 2 10.13.20 City Comments 4 12.06.21 City Comments City Comments 6 08.05.22 City Comments City Comments City Comments 9 08.29.24 City Comments

Owner Comments



OWNER INFORMATION

PRESERVATION PLAN

SHEET NUMBER

			TREE SURVEY	EIELD DATA				
No.	Species	Caliper (inches)		Tree Health	Disease (Y/N) ▼	Insect (Y/N) ▼	Structural (Y/N)	Mitigation
364	(common nam Cedar	11' Tall	TO BE REMOVED	3	n (17/N)	n (T/N)	n (T/N)	Required ▼
367 378	Cedar Cedar	22' Tall 23' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
382	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
461 463	Cedar Cedar	28' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n n	n	n	4 0
466	Cedar	25'+ Tall	TO BE REMOVED	4	n	n n	n n	4
467	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
469 470	Cedar Cedar	22' Tall 16' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
471	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
472 473	Cedar Cedar	25' Tall 10' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
474	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
477	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
478 479	Cedar Cedar	21' Tall 24' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
482	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
486 487	Cedar Cedar	10' Tall 15' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
489	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
490	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
492 496	Cedar Cedar	21' Tall 24' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
499	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
500 701	Cedar Cedar	20' Tall 20' Tall	TO BE REMOVED TO REMAIN	4	n	n	n	4
702	Cedar	25'+ Tall	TO REMAIN					
703	Cedar	25'+ Tall	TO REMAIN					
704 705	Cedar Cedar	13' Tall 25'+ Tall	TO REMAIN TO REMAIN					
706	Cedar	14' Tall	TO REMAIN					
707 708	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
709	Cedar	25'+ Tall	TO REMAIN					
710	Cedar	25'+ Tall	TO REMAIN					
711 712	Cedar Cedar	22' Tall 22' Tall	TO REMAIN TO REMAIN					
713	Cedar	20' Tall	TO REMAIN					
714 715	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
716	Cedar	25'+ Tall	TO REMAIN					
717 718	Cedar	25'+ Tall 25'+ Tall	TO REMAIN					
718	Cedar Cedar	25'+ Tall	TO REMAIN TO REMAIN					
720	Cedar	23' Tall	TO REMAIN					
721 722	Cedar Cedar	12' Tall 16' Tall	TO REMAIN TO REMAIN					
723	Cedar	13' Tall	TO REMAIN					
724 725	Cedar Cedar	13' Tall 11' Tall	TO REMAIN TO REMAIN					
725 726	Cedar	11' Tall 23' Tall	TO REMAIN					
727	Cedar	23' Tall	TO REMAIN					
728 729	Cedar Cedar	23' Tall 18' Tall	TO BE REMOVED TO BE REMOVED					4
731	Cedar	12' Tall	TO BE REMOVED					4
732 733	Cedar Cedar	19' Tall 22' Tall	TO BE REMOVED TO BE REMOVED					4
734	Cedar	25'+ Tall	TO BE REMOVED					4
735	Cedar	23' Tall	TO BE REMOVED					4
736 737	Cedar Cedar	16' Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
738	Cedar	21' Tall	TO REMAIN					
739 740	Cedar Cedar	25'+ Tall 22' Tall	TO REMAIN TO REMAIN					
741	Cedar	25'+ Tall	TO REMAIN					
742 743	Cedar	25'+ Tall	TO REMAIN					
743	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
745	Cedar	25'+ Tall	TO REMAIN					
746 747	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
748	Cedar	20' Tall	TO REMAIN					
749 750	Cedar Cedar	25'+ Tall 23' Tall	TO REMAIN TO REMAIN					
750 751	Cedar	23' Tall	TO REMAIN					
752 753	Cedar	25'+ Tall	TO REMAIN					
753 754	Cedar Cedar	25'+ Tall 16' Tall	TO REMAIN TO REMAIN					
755	Cedar	23' Tall	TO REMAIN					
756 757	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
758	Cedar	25'+ Tall	TO REMAIN					
759 760	Cedar Cedar	18' Tall 18' Tall	TO REMAIN TO REMAIN					
761	Cedar	16' Tall	TO REMAIN					
762 763	Cedar	20' Tall	TO BE REMOVED					4
763 764	Cedar Cedar	20' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
765	Cedar	17' Tall	TO REMAIN					
766 767	Cedar Cedar	15' Tall 12' Tall	TO REMAIN TO REMAIN					
768	Cedar	16' Tall	TO REMAIN					
769 770	Cedar Cedar	16' Tall 25'+ Tall	TO REMAIN TO REMAIN					
770	Cedar	25+ Tall 25'+ Tall	TO REMAIN					
772	Cedar	25'+ Tall	TO REMAIN					
773 774	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
775	Cedar	25'+ Tall	TO REMAIN					
776 777	Cedar	23' Tall	TO REMAIN					
777 778	Cedar Cedar	25'+ Tall 23' Tall	TO REMAIN TO REMAIN					
779	Cedar	22' Tall	TO REMAIN					
780 781	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
782	Cedar	25'+ Tall	TO REMAIN					
783	Cedar	25'+ Tall	TO REMAIN					
784	Cedar	25'+ Tall	TO REMAIN					

No.	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
786 787	Cedar Cedar	20' Tall 22' Tall	TO REMAIN TO REMAIN					
788	Cedar	22' Tall	TO REMAIN					
789 790	Cedar Cedar	23' Tall 25'+ Tall	TO REMAIN TO REMAIN					
791	Cedar	25'+ Tall	TO REMAIN					
792 793	Cedar Cedar	25'+ Tall 23' Tall	TO REMAIN TO REMAIN					
794	Cedar	13' Tall	TO REMAIN					
795 796	Cedar Cedar	13' Tall 25'+ Tall	TO REMAIN TO REMAIN					
797	Cedar	20' Tall	TO REMAIN					
798 799	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
800	Cedar	25'+ Tall	TO REMAIN					
921 922	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
922	Cedar	25+ Tall	TO REMAIN					
924	Cedar	25'+ Tall	TO REMAIN					
925 926	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
927	Cedar	25'+ Tall	TO REMAIN					
928 929	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
930	Cedar	25'+ Tall	TO REMAIN					
931	Cedar	25'+ Tall	TO REMAIN					
932 933	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
934	Cedar	10' Tall	TO REMAIN					
935 936	Cedar Cedar	25'+ Tall 15' Tall	TO REMAIN TO REMAIN					
936	Cedar	15 Tall	TO REMAIN					
938	Cedar	8' Tall	TO REMAIN					
939 940	Cedar Cedar	18' Tall 25'+ Tall	TO REMAIN TO REMAIN					
941	Cedar	25'+ Tall	TO REMAIN					
942 943	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
944	Cedar	25'+ Tall	TO REMAIN					
945	Cedar	12' Tall	TO REMAIN					
946 947	Cedar Cedar	18' Tall 24' Tall	TO REMAIN TO REMAIN					
948	Cedar	23' Tall	TO REMAIN					
949 950	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
951	Cedar	25'+ Tall	TO REMAIN					
952 953	Cedar Cedar	20' Tall	TO REMAIN TO REMAIN					
953 954	Cedar	15' Tall 17' Tall	TO REMAIN					
955	Cedar	22' Tall	TO REMAIN					
956 957	Cedar Cedar	15' Tall 20' Tall	TO REMAIN TO REMAIN					
958	Cedar	20' Tall	TO REMAIN					
959 960	Cedar Cedar	15' Tall 18' Tall	TO REMAIN TO REMAIN					
961	Cedar	25'+ Tall	TO REMAIN					
962	Cedar	20' Tall	TO REMAIN					
963 964	Cedar Cedar	25'+ Tall 20' Tall	TO REMAIN TO REMAIN					
965	Cedar	20' Tall	TO REMAIN					
966 967	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
968	Cedar	25'+ Tall	TO REMAIN					
969 970	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
970	Cedar	25'+ Tall	TO REMAIN					
972	Cedar	25'+ Tall	TO REMAIN					
973 974	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
975	Cedar	25'+ Tall	TO REMAIN					
976 977	Cedar Cedar	15' Tall 15' Tall	TO REMAIN TO REMAIN					
978	Cedar	25'+ Tall	TO REMAIN					
979	Cedar	8' Tall	TO REMAIN					
980 981	Cedar Cedar	8' Tall 20' Tall	TO REMAIN TO REMAIN					
982	Cedar	15' Tall	TO REMAIN					
983 984	Cedar Cedar	15' Tall 25'+ Tall	TO REMAIN TO REMAIN					
985	Cedar	25'+ Tall	TO REMAIN					
986 987	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
987	Cedar	25'+ Tall	TO REMAIN TO REMAIN					
989	Cedar	25'+ Tall	TO REMAIN					
990 991	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
992	Cedar	25'+ Tall	TO REMAIN					
993 994	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED					
1001	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1005 1007	Cedar	20' Tall 14' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	0
1007	Cedar Cedar	14' Tall	TO BE REMOVED	3	n n	n n	n n	0
1012	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1013 1015	Cedar Cedar	18' Tall 12' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1016	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1017 1018	Cedar	21' Tall	TO BE REMOVED	4 4	n	n	n	4
1018 1019	Cedar Cedar	19' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1020	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1021 1022	Cedar Cedar	16' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1023	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1024 1025	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
1025	Cedar	25'+ Tall 21' Tall	TO BE REMOVED	4	n	n	n	4
1027	Cedar Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1028	('odor	14' Tall	TO BE REMOVED	3	n	n	n	0

No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remo		Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1031	(common name) Cedar	or Height (ft.) 14' Tall	TO BE REMO		n (Y/N)	(Y/N) n	(Y/N)	Required
1031	Cedar	14' Tall	TO BE REMO		n	n	n	0
1033	Cedar	20' Tall	TO BE REMO		n	n	n	4
1037	Cedar	12' Tall	TO BE REMO		n	n	n	0
1040 1042	Cedar Cedar	9' Tall 25'+ Tall	TO BE REMO		n n	n n	n n	0
1042	Cedar	25+ Tall	TO BE REMO		n	n n	n	4
1045	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1046	Cedar	13' Tall	TO BE REMO		n	n	n	0
1048	Cedar	15' Tall	TO BE REMO		n	n	n	0
1050 1051	Cedar Cedar	23' Tall 23' Tall	TO BE REMO		n n	n n	n n	4
1054	Cedar	19' Tall	TO BE REMO		n	n	n	0
1056	Cedar	16' Tall	TO BE REMO	OVED 3	n	n	n	0
1057	Cedar	19' Tall	TO BE REMO		n	n	n	0
1058 1059	Cedar Cedar	24' Tall 18' Tall	TO BE REMO		n	n	n	0
1062	Cedar	12' Tall	TO BE REMO		n n	n n	n n	0
1064	Cedar	23' Tall	TO BE REMO		n	n	n	0
1065	Cedar	9' Tall	TO BE REMO		n	n	n	0
1067 1068	Cedar Cedar	13' Tall 13' Tall	TO BE REMO		n	n	n	0
1070	Cedar	18' Tall	TO BE REMO		n n	n n	n n	0
1074	Cedar	21' Tall	TO BE REMO		n	n	n	0
1075	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1076	Cedar	21' Tall	TO BE REMO		n	n	n	0
1077 1078	Cedar Cedar	21' Tall 25' Tall	TO BE REMO		n	n	n	0
1078 1079	Cedar	25' Tall	TO BE REMO		n n	n n	n n	0
1083	Cedar	21' Tall	TO BE REMO		n	n	n	0
1089	Cedar	12' Tall	TO BE REMO	OVED 3	n	n	n	0
1090	Cedar	11' Tall	TO BE REMO		n	n	n	0
1091 1092	Cedar Cedar	25'+ Tall 18' Tall	TO BE REMO		n	n n	n	0
1092 1094	Cedar	18' Tall 9' Tall	TO BE REMO		n n	n n	n n	0
1095	Cedar	24' Tall	TO BE REMO		n	n	n	0
1097	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1098	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1099 1101	Cedar Cedar	21' Tall 18' Tall	TO BE REMO		n n	n n	n n	0
1102	Cedar	22' Tall	TO BE REMO		n	n	n	0
1103	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1105	Cedar	20' Tall	TO BE REMO		n	n	n	0
1109 1110	Cedar Cedar	13' Tall 21' Tall	TO BE REMO		n n	n n	n n	4
1111	Cedar	14' Tall	TO BE REMO		n	n	n	0
1113	Cedar	19' Tall	TO BE REMO		n	n	n	0
1118	Cedar	25' Tall	TO BE REMO		n	n	n	4
1121 1122	Cedar Cedar	25'+ Tall 25' Tall	TO BE REMO		n	n	n	4
1123	Cedar	25 Tall 25'+ Tall	TO BE REMO		n n	n n	n n	0
1125	Cedar	24' Tall	TO BE REMO		n	n	n	4
1126	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1129	Cedar	24' Tall	TO BE REMO		n	n	n	4
1134 1140	Cedar Cedar	20' Tall 24' Tall	TO BE REMO		n	n n	n n	0 4
1142	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1143	Cedar	25'+ Tall	TO BE REMO	OVED 3	n	n	n	0
1145	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1146 1148	Cedar Cedar	8' Tall 25'+ Tall	TO BE REMO		n n	n	n n	0
1149	Cedar	10' Tall	TO BE REMO		n	n n	n	0
1150	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1151	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1155	Cedar	22' Tall	TO BE REMO		n	n	n	0
1156 1157	Cedar Cedar	25'+ Tall 24' Tall	TO BE REMO		n n	n n	n n	0 4
1159	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1161	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1162	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1163 1164	Cedar Cedar	21' Tall 25'+ Tall	TO BE REMO		n n	n n	n n	0
1165	Cedar	25+ Tall	TO BE REMO		n	n	n	4
1167	Cedar	24' Tall	TO BE REMO	OVED 3	n	n	n	0
1168	Cedar	24' Tall	TO BE REMO		n	n	n	0
1169 1170	Cedar Cedar	25'+ Tall 25' Tall	TO BE REMO		n n	n n	n n	4
1170	Cedar	25'+ Tall	TO BE REMO		n	n n	n n	4
1172	Cedar	25'+ Tall	TO BE REMO	OVED 3	n	n	n	0
1173	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1174 1175	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMO		n	n	n	4
1175 1176	Cedar	25'+ Tall 11' Tall	TO BE REMO		n n	n n	n n	0
1177	Cedar	23' Tall	TO BE REMO		n	n	n	4
1178	Cedar	21' Tall	TO BE REMO		n	n	n	0
1179	Cedar	14' Tall	TO BE REMO		n	n	n	0
1180 1181	Cedar Cedar	16' Tall 16' Tall	TO BE REMO		n n	n n	n n	0
1182	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1183	Cedar	15' Tall	TO BE REMO	OVED 3	n	n	n	0
1184	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1185 1186	Cedar Cedar	20' Tall 25'+ Tall	TO BE REMO		n n	n n	n	0
1186	Cedar	25'+ Tall	TO BE REMO		n	n n	n n	4
1188	Cedar	15' Tall	TO BE REMO	OVED 3	n	n	n	0
1189	Cedar	25'+ Tall	TO BE REMO		n	n	n	0
1190	Cedar	17' Tall	TO BE REMO		n	n	n	0
1191 1192	Cedar Cedar	19' Tall 15' Tall	TO BE REMO		n n	n n	n n	0
1192	Cedar	14' Tall	TO BE REMO		n	n n	n	0
1194	Cedar	25'+ Tall	TO BE REMO	OVED 4	n	n	n	4
1195	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1196 1197	Cedar Cedar	15' Tall 10' Tall	TO BE REMO		n	n n	n	0
1197	Cedar	25'+ Tall	TO BE REMO		n n	n n	n n	0
1199	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1200	Cedar	25'+ Tall	TO BE REMO		n	n	n	4
1201 1202	Cedar	12' Tall	TO BE REMO		n	n	n	0
	Cedar	25'+ Tall	TO BE REMO	OVED 4 OVED 3	n n	n n	n	4 0



12801 N. Central Expy Suite 1760 Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



Lakeside Kids, I 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIV
ROCKWALL, TEXAS

SHEET TITLE

TREE PRESERVATION NOTES

			TREE SURVEY					
No.	Species	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1204	Cedar	13' Tall	TO BE REMOVED	` '	n (Y/N)	(Y/N) n	n (Y/N)	0 Required
1205	Cedar	16' Tall	TO BE REMOVED		n	n	n	0
1206 1207	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1209	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	0
1210 1211	Cedar Cedar	25'+ Tall 12' Tall	TO BE REMOVED	3	n n	n n	n n	<u>4</u> 0
1212	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1213	Cedar	25'+ Tall	TO BE REMOVED	1.00	n	n	n	0
1214 1215	Cedar Cedar	22' Tall 15' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1216	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	0
1217	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1218 1219	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	<u>4</u> 0
1220	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1222	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
1226 1228	Cedar Cedar	25' Tall 25' Tall	TO BE REMOVED TO BE REMOVED		n	n	n n	0
1229	Cedar	21' Tall	TO BE REMOVED	3	n n	n n	n	0
1231	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1232 1233	Cedar Cedar	15' Tall 15' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1235	Cedar	23' Tall	TO BE REMOVED	3	n	n	n	0
1238	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	0
1239	Cedar	21' Tall	TO BE REMOVED		n	n	n	0
1240 1241	Cedar Cedar	23' Tall 22' Tall	TO BE REMOVED	3	n n	n n	n n	0
1243	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
1244	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	0
1245 1247	Cedar Cedar	22' Tall 15' Tall	TO BE REMOVED		n n	n n	n n	0
1247	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
1250	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	0
1251 1252	Cedar Cedar	23' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 0
1252	Cedar	25+ Tall 15' Tall	TO BE REMOVED		n n	n	n	0
1255	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	0
1257 1258	Cedar Cedar	24' Tall 24' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1260	Cedar	15' Tall	TO BE REMOVED		n	n	n	0
1261	Cedar	14' Tall	TO BE REMOVED		n	n	n	0
1263 1264	Cedar Cedar	25'+ Tall 22' Tall	TO BE REMOVED TO BE REMOVED		n n	n	n n	0
1266	Cedar	12' Tall	TO BE REMOVED		n	n n	n	0
1269	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1270	Cedar	21' Tall	TO BE REMOVED		n	n	n	0
1271 1273	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0 4
1274	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1275	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1280 1281	Cedar Cedar	22' Tall 19' Tall	TO BE REMOVED		n n	n n	n n	0
1284	Cedar	21' Tall	TO BE REMOVED		n	n	n	0
1287	Cedar	20' Tall	TO BE REMOVED		n	n	n	0
1288 1289	Cedar Cedar	15' Tall 25' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1291	Cedar	15' Tall	TO BE REMOVED		n	n	n	0
1292	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1293 1295	Cedar Cedar	11' Tall 15' Tall	TO BE REMOVED		n n	n n	n n	0
1296	Cedar	15' Tall	TO BE REMOVED		n	n	n	0
1297	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	0
1299 1301	Cedar Cedar	16' Tall 16' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1302	Cedar	16' Tall	TO BE REMOVED		n	n	n	0
1303	Cedar	11' Tall	TO BE REMOVED		n	n	n	0
1304 1305	Cedar Cedar	11' Tall 18' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1306	Cedar	17' Tall	TO BE REMOVED		n	n	n	0
1308	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1313 1314	Cedar Cedar	22' Tall 22' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	0
1314	Cedar	25' Tall	TO BE REMOVED		n n	n n	n n	0
1318	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1319 1320	Cedar Cedar	20' Tall 12' Tall	TO BE REMOVED		n	n	n	0
1320	Cedar	12' Tall 22' Tall	TO BE REMOVED		n n	n n	n n	0
1324	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1325 1326	Cedar Cedar	20' Tall 24' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	0 4
1326	Cedar	19' Tall	TO BE REMOVED		n n	n n	n n	0
1329	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	0
1331	Cedar	10' Tall 18' Tall	TO BE REMOVED		n	n	n	0
1334 1335	Cedar Cedar	18' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	0
1336	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1341	Cedar	20' Tall	TO BE REMOVED		n	n	n	0
1342 1345	Cedar Cedar	18' Tall 23' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0 4
1348	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1350	Cedar	9' Tall	TO BE REMOVED		n	n	n	0
1351 1352	Cedar Cedar	8' Tall 21' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1354	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1355	Cedar	8' Tall	TO BE REMOVED		n	n	n	0
1358 1361	Cedar Cedar	23' Tall 22' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	<u>4</u> 0
1364	Cedar	11' Tall	TO BE REMOVED		n	n	n	0
1365	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1369 1370	Cedar Cedar	20' Tall 15' Tall	TO BE REMOVED		n n	n n	n	0
1370	Cedar	15' Tall	TO BE REMOVED		n n	n n	n n	4
1377	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1378	Cedar	16' Tall	TO BE REMOVED		n	n	n	0
1381 1383	Cedar Cedar	25' Tall 19' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
1384	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1387	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0

No.	Species	Caliper (inches)	TREE SURVEY Protect	Tree Health		Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
1391 1392	Cedar Cedar	21' Tall 20' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1394	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1395	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1396 1402	Cedar Cedar	20' Tall 18' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n	n n	4
1404	Cedar	14' Tall	TO BE REMOVED	3	n	n n	n	0
1406	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1408	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	0
1410	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1412 1415	Cedar Cedar	23' Tall 16' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1416	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1418	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1420	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1423 1425	Cedar Cedar	16' Tall 13' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1427	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1428	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1431	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
1434	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	0
1435 1437	Cedar Cedar	8' Tall 9' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1438	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1440	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1443	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1444	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	0
1446 1449	Cedar Cedar	18' Tall 18' Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n	n	0 4
1449	Cedar	18' Tall	TO BE REMOVED	4	n n	n n	n n	4
1452	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1456	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1462	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	0
1464	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1466 1471	Cedar Cedar	11' Tall 9' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1473	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1474	Cedar	19' Tall	TO BE REMOVED	4	n	n	n	4
1475	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	0
1481	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1482 1485	Cedar Cedar	13' Tall 25' Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n n	n n	0 4
1487	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1489	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1490	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1492 1494	Cedar Cedar	19' Tall 8' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4 0
1494	Cedar	9' Tall	TO BE REMOVED	3	n n	n n	n n	0
1500	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1501	Cedar	25'+ Tall	TO BE REMOVED					4
1502	Cedar	18' Tall	TO BE REMOVED					4
1503	Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
1505 1506	Cedar Cedar	25'+ Tall 23' Tall	TO BE REMOVED					4
1509	Cedar	13' Tall	TO BE REMOVED					4
1512	Cedar	13' Tall	TO BE REMOVED					4
1602	Cedar	25'+ Tall	TO BE REMOVED					4
1604	Cedar	25'+ Tall	TO BE REMOVED					4
1605 1607	Cedar Cedar	25'+ Tall 16' Tall	TO BE REMOVED TO BE REMOVED					4
1607	Cedar	23' Tall	TO BE REMOVED					4
1609	Cedar	23' Tall	TO BE REMOVED					4
1610	Cedar	19' Tall	TO BE REMOVED					4
1611	Cedar	14' Tall	TO BE REMOVED					4
1613 1615	Cedar Cedar	25'+ Tall 17' Tall	TO BE REMOVED					4
1616	Cedar	17' Tall	TO BE REMOVED					4
1617	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1619	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1620	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1621	Cedar	20' Tall	TO BE REMOVED TO BE REMOVED	2	n	n	n	4
1622 1623	Cedar Cedar	23' Tall 12' Tall	TO BE REMOVED	3	n n	n n	n n	0
1624	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1625	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1626	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
1627 1628	Cedar	22' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	0
1628 1629	Cedar Cedar	25'+ Tall 23' Tall	TO BE REMOVED	4	n n	n n	n n	4
1630	Cedar	14' Tall	TO BE REMOVED	7	- 11	- 11		4
1632	Cedar	9' Tall	TO BE REMOVED					4
1633	Cedar	25' Tall	TO BE REMOVED					4
1635	Cedar	18' Tall	TO BE REMOVED					4
1636 1637	Cedar Cedar	19' Tall 16' Tall	TO BE REMOVED TO BE REMOVED					4
1639	Cedar	15' Tall	TO BE REMOVED					4
1640	Cedar	13' Tall	TO BE REMOVED					4
1641	Cedar	15' Tall	TO BE REMOVED					4
1643	Cedar	16' Tall	TO BE REMOVED					4
1644 1645	Cedar Cedar	20' Tall 17' Tall	TO BE REMOVED TO BE REMOVED					4
1648	Cedar	17 Tall	TO BE REMOVED					4
1649	Cedar	15' Tall	TO BE REMOVED					4
1650	Cedar	11' Tall	TO BE REMOVED					4
1652	Cedar	15' Tall	TO BE REMOVED	94.5				4
1653	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1654 1655	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1655 1656	Cedar Cedar	27' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1657	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1659	Cedar	16' Tall	TO BE REMOVED					4
1663	Cedar	17' Tall	TO BE REMOVED					4
1665	Cedar	16' Tall	TO BE REMOVED					4
1666	Cedar	16' Tall	TO BE REMOVED					4
1667 1670	Cedar Cedar	16' Tall 20' Tall	TO BE REMOVED TO BE REMOVED					4
1010	Cedar	25'+ Tall	TO BE REMOVED					4
1672		'						
	Cedar	23' Tall	TO BE REMOVED					4
1672 1673 1675 1677		23' Tall 23' Tall 10' Tall	TO BE REMOVED TO BE REMOVED TO BE REMOVED					4 4 4

No.	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigation
1678	(common name) Cedar	or Height (ft.) 17' Tall	or Remove TO BE REMOVED	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required 4
1678 1679	Cedar	17' Tall 15' Tall	TO BE REMOVED					4
1680	Cedar	12' Tall	TO BE REMOVED					4
1681 1683	Cedar Cedar	25'+ Tall 22' Tall	TO BE REMOVED					4
1684	Cedar	22' Tall	TO BE REMOVED					4
1686	Cedar	25'+ Tall	TO BE REMOVED					4
1687 1688	Cedar Cedar	16' Tall 23' Tall	TO BE REMOVED TO BE REMOVED					4 4
1689	Cedar	21' Tall	TO BE REMOVED					4
1690	Cedar	17' Tall	TO BE REMOVED					4
1691 1693	Cedar Cedar	18' Tall 20' Tall	TO BE REMOVED TO BE REMOVED					4
1695	Cedar	20 Tall 22' Tall	TO BE REMOVED					4
1697	Cedar	20' Tall	TO BE REMOVED					4
1698	Cedar	18' Tall	TO BE REMOVED			_		4
1701 1704	Cedar Cedar	18' Tall 25' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1705	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
1706	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1707 1709	Cedar Cedar	14' Tall 20' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1712	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
1715	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
716 717	Cedar Cedar	16' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	0 4
719	Cedar	21' Tall	TO BE REMOVED	3	n n	n n	n n	0
720	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
721	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1723 1724	Cedar Cedar	22' Tall 25' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4 4
725	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
727	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
728 730	Cedar Cedar	13' Tall 14' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
731	Cedar	14 Tall	TO BE REMOVED	3	n	n	n	0
734	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	0
1737 1739	Cedar Cedar	20' Tall 19' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n	n	0 4
739	Cedar	19' Tall 20' Tall	TO BE REMOVED	4	n n	n n	n n	4
743	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
744 747	Cedar Cedar	23' Tall 21' Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
753	Cedar	15' Tall	TO BE REMOVED	3	n n	n n	n n	0
755	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
757	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
759 761	Cedar Cedar	16' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4 0
1763	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	0
764	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	0
766 770	Cedar Cedar	18' Tall 15' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4 0
773	Cedar	13' Tall	TO BE REMOVED	3	n n	n n	n n	0
775	Cedar	10' Tall	TO BE REMOVED	3	n	n	n	0
776	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
780 785	Cedar Cedar	12' Tall 17' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0 4
786	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	0
787	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
790 792	Cedar Cedar	11' Tall 13' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
793	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	0
798	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	0
799 801	Cedar Cedar	8' Tall 25'+ Tall	TO BE REMOVED TO REMAIN	3	n n	n n	n n	0
802	Cedar	25'+ Tall	TO REMAIN				- 11	
1803	Cedar	25'+ Tall	TO REMAIN					
804 805	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
806	Cedar	25+ Tall	TO REMAIN					
807	Cedar	25'+ Tall	TO REMAIN					
808	Cedar	25'+ Tall	TO REMAIN					
809 810	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
811	Cedar	20' Tall	TO REMAIN					
812	Cedar	20' Tall	TO REMAIN					
1813 1814	Cedar Cedar	13' Tall 19' Tall	TO REMAIN TO REMAIN					
1815	Cedar	22' Tall	TO REMAIN					
1816	Cedar	22' Tall	TO REMAIN					
1817 1818	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1819	Cedar	25'+ Tall	TO REMAIN					
1820	Cedar	25'+ Tall	TO REMAIN					
1821 1822	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1823	Cedar	25+ Tall 25'+ Tall	TO REMAIN					
1824	Cedar	25'+ Tall	TO REMAIN					
1825 1826	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1826 1827	Cedar	25'+ Tall	TO REMAIN					
1828	Cedar	25'+ Tall	TO REMAIN					
1829 1830	Cedar	25'+ Tall	TO REMAIN					
1830 1831	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1832	Cedar	25'+ Tall	TO REMAIN					
1833	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1834 1835	Cedar Cedar	23' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1835 1836	Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1837	Cedar	25'+ Tall	TO REMAIN					
1838	Cedar	25'+ Tall	TO REMAIN					
1839 1840	Cedar Cedar	25'+ Tall 18' Tall	TO REMAIN TO REMAIN					
1841	Cedar	25'+ Tall	TO REMAIN					
1842	Cedar	20' Tall	TO REMAIN					
1843	Cedar	21' Tall	TO REMAIN					
1844 1845	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
10	Jedui	25'+ Tall	TO REMAIN					



12801 N. Central Expy Suite 1760 Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



Lakeside Kids, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVI
ROCKWALL, TEXAS

SHEET TITLE

TREE
PRESERVATION
NOTES

			TREE SURVEY	FIELD DATA				
No.	Species	Caliper (inches)	Protect	Tree Health	Disease	Insect	Structural	Mitigation
1847	(common name) Cedar	or Height (ft.) 18' Tall	or Remove TO REMAIN	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
1848	Cedar	22' Tall	TO REMAIN					
1849 1850	Cedar Cedar	23' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1851	Cedar	25'+ Tall	TO REMAIN					
1853 1854	Cedar Cedar	22' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1855	Cedar	25+ Tall	TO REMAIN					
1856	Cedar	25'+ Tall	TO REMAIN					
1857 1858	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1859	Cedar	25+ Tall	TO REMAIN					
1860	Cedar	25'+ Tall	TO REMAIN					
1861 1862	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
1863	Cedar	25'+ Tall	TO REMAIN	т	11		- 11	-
1864	Cedar	25'+ Tall	TO REMAIN					
1865 1866	Cedar Cedar	25'+ Tall 22' Tall	TO REMAIN TO REMAIN					
1867	Cedar	25'+ Tall	TO REMAIN					
1868	Cedar	25'+ Tall	TO REMAIN					
1869 1870	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1871	Cedar	25'+ Tall	TO REMAIN					
1872	Cedar	25'+ Tall	TO REMAIN					
1873 1874	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1876	Cedar	25'+ Tall	TO REMAIN					
1877	Cedar	22' Tall	TO REMAIN					A
1878 1879	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
1880	Cedar	25'+ Tall	TO REMAIN					
1881	Cedar	25'+ Tall	TO REMAIN					
1882 1883	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1884	Cedar	25'+ Tall	TO REMAIN					
1885	Cedar	25'+ Tall	TO REMAIN					
1886 1887	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1888	Cedar	25'+ Tall	TO REMAIN					
1889	Cedar	25'+ Tall	TO REMAIN					
1890 1891	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1892	Cedar	25'+ Tall	TO REMAIN					
1894	Cedar	25'+ Tall	TO BE REMOVED					4
1895 1897	Cedar Cedar	25'+ Tall 20' Tall	TO BE REMOVED TO BE REMOVED					4
1899	Cedar	22' Tall	TO BE REMOVED					4
1900	Cedar	20' Tall	TO BE REMOVED		_		_	4
1906 1908	Cedar Cedar	24' Tall 14' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n	0
1909	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	0
1912	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	0
1914 1916	Cedar Cedar	16' Tall 23' Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n n	n n	0 4
1917	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	0
1919	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1921 1926	Cedar Cedar	14' Tall 11' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	0
1928	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1930	Cedar	24' Tall	TO REMAIN					
1931 1932	Cedar Cedar	24' Tall 21' Tall	TO REMAIN TO REMAIN					
1933	Cedar	17' Tall	TO REMAIN					
1934 1935	Cedar Cedar	18' Tall 22' Tall	TO REMAIN					
1935	Cedar	13' Tall	TO REMAIN TO REMAIN					
1937	Cedar	20' Tall	TO REMAIN					
1938 1939	Cedar Cedar	25'+ Tall 18' Tall	TO REMAIN TO REMAIN					
1939	Cedar	13' Tall	TO REMAIN					
1941	Cedar	14' Tall	TO REMAIN					
1942 1943	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1944	Cedar	15' Tall	TO REMAIN					
1945	Cedar	14' Tall	TO REMAIN					
1946 1947	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1948	Cedar	18' Tall	TO REMAIN					
1949	Cedar	17' Tall	TO REMAIN					
1950 1951	Cedar Cedar	25' Tall 14' Tall	TO REMAIN TO REMAIN					
1952	Cedar	20' Tall	TO REMAIN					
1953 1954	Cedar Cedar	20' Tall 14' Tall	TO REMAIN TO REMAIN					
1954	Cedar	14' Tall 18' Tall	TO BE REMOVED					4
1958	Cedar	14' Tall	TO BE REMOVED					4
1959 1961	Cedar Cedar	23' Tall 12' Tall	TO BE REMOVED TO BE REMOVED					4
1962	Cedar	18' Tall	TO BE REMOVED					4
1963	Cedar	15' Tall	TO BE REMOVED					4
1964 1965	Cedar Cedar	25'+ Tall 12' Tall	TO BE REMOVED TO REMAIN					4
1967	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1969	Cedar	25'+ Tall	TO BE REMOVED					4
1970 1971	Cedar Cedar	14' Tall 12' Tall	TO BE REMOVED TO BE REMOVED					4
1973	Cedar	17' Tall	TO BE REMOVED					4
1975	Cedar	25'+ Tall	TO REMAIN					-
2017 2018	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
2020	Cedar	25'+ Tall	TO BE REMOVED					4
2022	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2023 2024	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2025	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2027	Cedar	25'+ Tall	TO REMAIN					
2028	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2029	Ceuai							

No.	Species	Caliper (inches)	TREE SURVEY Protect	FIELD DATA Tree Health	Disease	Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
2031 2032	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2032	Cedar	25'+ Tall	TO REMAIN					
2034	Cedar	25'+ Tall	TO REMAIN					
2035	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2036 2037	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4 4
2038	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2039	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2041 2042	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED	4	n	n	n	4 4
2042	Cedar	25+ Tall	TO BE REMOVED	4	n n	n n	n n	4
2044	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2045	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2046	American Elm	10" Caliper	TO BE REMOVED	4	n	n	n	10
2047 2048	Cedar Green Ash	25'+ Tall 12" Caliper	TO BE REMOVED	2	n n	n n	n y	4 0
2049	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2050	Green Ash	10" Caliper	TO BE REMOVED	2	n	n	у	0
2051 2052	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED					4 4
2052	Cedar	25'+ Tall	TO REMAIN					4
2054	Cedar	25'+ Tall	TO REMAIN					
2055	Cedar	25'+ Tall	TO REMAIN					
2056 2057	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED	1	n	n	n	4
2057	Cedar	25+ Tall 21" Tall	TO BE REMOVED	4	n n	n n	n n	4
2060	Cedar	24' Tall	TO BE REMOVED					4
2062	Cedar	25' Tall	TO BE REMOVED					4
2064 2065	Cottonwood Cedar	10" Caliper 24' Tall	TO BE REMOVED	3	n	n	n	0 4
2065	Cedar	25'+ Tall	TO BE REMOVED					4
2067	Cedar	24' Tall	TO BE REMOVED					4
2068	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
2076	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED	1	n	n	n	4
2078 2083	Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4
2085	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2091	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2093	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2095 2096	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4 4
2098	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2301	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
2302	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
2303 2304	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2305	Cedar	24' Tall	TO BE REMOVED		n	n	n	4
2306	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
2307	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
2314 2315	Cedar Cedar	24' Tall 25' Tall	TO BE REMOVED	4	n n	n n	n n	4
2316	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2317	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2318	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2319	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2320 2321	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4 4
2322	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2323	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2324	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2325 2326	Cedar Cedar	25' Tall 25' Tall	TO BE REMOVED	4	n n	n n	n n	4
2327	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
2328	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2329	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2330 2331	Cedar Cedar	24' Tall 23' Tall	TO BE REMOVED		n n	n	n n	4
2332	Cedar	25'+ Tall	TO BE REMOVED		n	n n	n	4
2333	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2334	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
2335 2336	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n	n	n	4 4
2336	Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2338	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2339	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2340 2341	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2341	Cedar	25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4
2343	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2344	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2345 2346	Cedar Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2346	Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
2348	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2349	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2350	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2351 2352	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4 4
2353	Cedar	25'+ Tall	TO REMAIN				.1	1
2354	Cedar	25'+ Tall	TO REMAIN					
2355	Cedar	25'+ Tall	TO REMAIN		_			4
2356 2357	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4 4
2358	Cedar	25+ Tall 25'+ Tall	TO BE REMOVED	4	n n	n n	n	4
2359	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2360	Cedar	25'+ Tall	TO REMAIN					1.41
2361 2362	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED	4	n	n	n	4
2362	Cedar	25'+ Tall	TO REMAIN TO REMAIN					
2365	Cedar	25+ Tall	TO REMAIN					
2366	Cedar	25'+ Tall	TO REMAIN					
2367	Cedar	25'+ Tall	TO REMAIN					
2368 2369	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2369	Cedar	25'+ Tall	TO REMAIN					
2371	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
0070	Cedar	25'+ Tall	TO BE REMOVED		n	n n	n n	4
2372 2373	Cedar	25'+ Tall	TO BE REMOVED	. 4	n	and the same of th	Take to the same of the same o	4

No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigatio Require
2375	Cedar	25'+ Tall	TO BE REMOVED	, , ,	n	n	n	4
2376	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2377	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2379 2380	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
2381	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2382	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2383	Cedar	20' Tall	TO BE REMOVED	17	n	n	n	4
2384 2386	Cedar Cedar	25' Tall 20' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2387	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
2388	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
2389	Cedar	19' Tall	TO BE REMOVED		n	n	n	4
2390 2391	Cedar Cedar	21' Tall 20' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2391	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2393	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
2394	Cedar	24' Tall	TO BE REMOVED		n	n	n	4
2396	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
2397 2399	Cedar Cedar	21' Tall 20' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2400	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2401	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2402	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2403	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2404 2405	Cottonwood Cedar	8" Caliper 25'+ Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n	n	0 4
2405	Cedar	20' Tall	TO BE REMOVED		n n	n n	n n	4
2407	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
2408	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2409	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2410 2411	Cedar Cedar	22' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2411	Cedar	25+ Tall 24' Tall	TO BE REMOVED		П	- 11	11	4
2413	Cedar	25'+ Tall	TO REMAIN					
2414	Cedar	25' Tall	TO REMAIN					
2415	Cedar	25' Tall	TO REMAIN					
2416 2417	Cedar Cedar	25' Tall 18' Tall	TO REMAIN TO REMAIN					
2418	Cedar	25'+ Tall	TO REMAIN					
2419	Cedar	25'+ Tall	TO REMAIN					
2420	Cedar	25'+ Tall	TO REMAIN					
2421 2422	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2423	Tree	12" Caliper	TO REMAIN					
2424	Tree	8" Caliper	TO REMAIN					
2425	Tree	16" Caliper	TO REMAIN					
2426	Tree	14" Caliper	TO REMAIN					
2427 2428	Tree Tree	8" Caliper 10" Caliper	TO REMAIN TO REMAIN					
2429	Hackberry	10" Caliper	TO BE REMOVED	2	n	n	у	0
2430	Hackberry	8" Caliper	TO BE REMOVED	2	n	n	у	0
2431	Hackberry	10" Caliper	TO BE REMOVED		-			0
2433 2434	Cedar Cedar	25'+ Tall 23' Tall	TO BE REMOVED TO REMAIN	4	n	n	n	4
2434	Cedar	25' Tall	TO REMAIN					
2436	Cedar	25'+ Tall	TO REMAIN					
2438	Cedar	25'+ Tall	TO REMAIN					
2439 2440	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2440	Cedar	25+ Tall 25'+ Tall	TO REMAIN					
2442	Cedar	25'+ Tall	TO REMAIN					
2443	Cedar	25'+ Tall	TO REMAIN					
2444 2445	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2445	Tree	14" Caliper	TO REMAIN					
2447	Tree	6" Caliper	TO REMAIN					
2448	Tree	12" Caliper	TO REMAIN					
2452	Tree	8" Caliper	TO REMAIN					
2454 2455	Tree Cedar	6" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2455	Cedar	25'+ Tall	TO REMAIN					
2457	Cedar	25'+ Tall	TO REMAIN					
2463	Tree	10" Caliper	TO REMAIN					
2466	Cedar	25'+ Tall	TO REMAIN					
2467 2468	Tree Cedar	6" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2469	Cedar	25+ Tall	TO REMAIN					
2470	Cedar	25'+ Tall	TO REMAIN					
2471	Cedar	25'+ Tall	TO REMAIN					
2472 2473	Cedar Tree	25'+ Tall 14" Caliper	TO REMAIN TO REMAIN					
2473	Tree	6" Caliper	TO REMAIN					
2475	Green Ash	8" Caliper	TO BE REMOVED					0
2476	Cedar	25'+ Tall	TO BE REMOVED					4
2477	Tree	6" Caliper	TO BE REMOVED					6
2478 2479	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2479	Cedar	25+ Tall 25'+ Tall	TO BE REMOVED		n	n	n	4
2481	Cedar	25'+ Tall	TO BE REMOVED					4
2482	Green Ash	8" Caliper	TO BE REMOVED		n	n	n	0
2483	Cedar	25'+ Tall	TO BE REMOVED		n	n	у	0
2484 2485	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2486	Cedar	25+ Tall	TO BE REMOVED		n	n	n	4
2487	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2488	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2489	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2490 2491	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2491	Cedar	25'+ Tall	TO BE REMOVED					4
2493	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2494	Cedar	25'+ Tall	TO REMAIN					
2495	Cedar	25'+ Tall	TO BE REMOVED					4
2496	Cedar	25'+ Tall	TO REMAIN					
2497 2498	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2499	Cedar	25'+ Tall	TO REMAIN					
2501	Cedar	25'+ Tall	TO REMAIN					
2502	Cedar	25'+ Tall	TO REMAIN					



12801 N. Central Expy Suite 1760 Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

BPE FIRM NO. F-20145						
REVISIONS						
#	DATE	COMMENTS				
1	05.06.20	City Commen				
2	10.13.20	City Commen				

1,_	INE VIOLOTTO							
#	DATE	COMMENTS						
1	05.06.20	City Comments						
2	10.13.20	City Comments						
3	11.19.21	City Comments						
4	12.06.21	City Comments						
5	03.03.22	City Comments						
6	08.05.22	City Comments						
7	05.17.24	City Comments						
8	07.25.24	City Comments						
9	08.29.24	City Comments						
10	02.14.25	Owner Comments						
	•							

PROFESSIONAL SEAL



Lakeside Kids, I 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL

E. RALPH HALL PARKWAY AND PLAZA DRIV
ROCKWALL, TEXAS

SHEET TITLE

TREE
PRESERVATION
NOTES

No.	Species	Caliper (inches)	TREE SURVEY Protect	Tree Health		Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
2504 2507	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2508	Cedar	25'+ Tall	TO REMAIN					
2510 2511	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2512	Cedar	25'+ Tall	TO REMAIN					
2513 2514	Tree Tree	8" Caliper 10" Caliper	TO REMAIN TO REMAIN					
2515	Cedar	25'+ Tall	TO REMAIN					
2516 2517	Tree Cedar	8" Caliper 18' Tall	TO REMAIN TO REMAIN					
2518	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2519	Cedar	22' Tall	TO REMAIN					
2520 2521	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2522	Cedar	25'+ Tall	TO REMAIN					
2523 2524	Tree Cedar	8" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2525	Cedar	25'+ Tall	TO REMAIN					
2526 2527	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN					
2528	Cedar	25+ Tall	TO REMAIN TO REMAIN					
2529	Cedar	25'+ Tall	TO BE REMOVED					4
2530 2531	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
2532	Cedar	25'+ Tall	TO REMAIN					-
2533	Tree	6" Caliper	TO BE REMOVED			100		4
2535 2536	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
2537	Cedar	25'+ Tall	TO BE REMOVED					4
2539 2540	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n	n n	4
2542	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2543	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2545 2546	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2548	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2549 2550	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2551	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2552	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2553 2555	Cedar Cedar	25'+ Tall 23' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2556	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2558 2559	Tree Cedar	6" Caliper	TO BE REMOVED TO BE REMOVED		n	n	n	6
2560	Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2561	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2562 2563	Cedar Tree	25'+ Tall 14" Caliper	TO BE REMOVED TO BE REMOVED		n	n	n	14
2565	Cedar	25'+ Tall	TO BE REMOVED					4
2566	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2568 2569	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2570	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2571 2572	Cedar Cedar	25'+ Tall 18' Tall	TO BE REMOVED		n n	n n	n n	4
2573	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2574	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
2576 2577	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2578	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2579 2580	Tree Tree	14" Caliper 10" Caliper	TO BE REMOVED TO BE REMOVED					14 10
2581	Tree	6" Caliper	TO BE REMOVED					6
2582 2583	Cedar	25' Tall	TO BE REMOVED					4
2584	Cedar Tree	24' Tall 12" Caliper	TO BE REMOVED					12
2585	Cedar	25'+ Tall	TO BE REMOVED					4
2586 2587	Cedar Tree	25'+ Tall 8" Caliper	TO BE REMOVED TO BE REMOVED					8
2588	Cedar	25'+ Tall	TO BE REMOVED					4
2589 2591	Cedar Tree	25'+ Tall 6" Caliper	TO BE REMOVED TO REMAIN					4
2592	Tree	6" Caliper	TO REMAIN					
2593 2594	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
2594	Tree	6" Caliper	TO BE REMOVED					6
2596	Cedar	25'+ Tall	TO BE REMOVED					4
2597 2598	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
2599	Tree	10" Caliper	TO BE REMOVED					10
2600 2607	Tree Tree	8" Caliper 10" Caliper	TO BE REMOVED TO REMAIN					8
2608	Cedar	25'+ Tall	TO REMAIN					
2609	Cedar	25'+ Tall	TO REMAIN					
2610 2611	Tree Tree	12" Caliper 8" Caliper	TO REMAIN TO REMAIN					
2612	Tree	12" Caliper	TO REMAIN					
2613 2614	Tree Tree	6" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2615	Tree	12" Caliper	TO REMAIN					
2616	Cedar	25'+ Tall	TO REMAIN					
2617 2618	Tree Tree	8" Caliper 8" Caliper	TO REMAIN TO REMAIN					
2619	Tree	6" Caliper	TO REMAIN					
2620 2633	Cedar Gulf Black Willow	25'+ Tall 6" Caliper	TO REMAIN TO BE REMOVED					0
2634	Tree	6" Caliper	TO BE REMOVED					6
2635	Tree	8" Caliper	TO REMAIN					
2636 2637	Tree Tree	6" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2638	Tree	6" Caliper	TO REMAIN					
2639	Tree	8" Caliper	TO REMAIN					
2640 2641	Tree Tree	16" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2642	Cedar	25'+ Tall	TO REMAIN					
2643 2644	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
/044	ocual	12" Caliper	I O INCINIAIN					

No.	Species	Caliper (inches)	TREE SURVEY Protect	FIELD DATA		Insect	Structural	Mitigation
1	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
2646 2647	Tree Tree	12" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2648	Cedar	25'+ Tall	TO REMAIN					
2649 2650	Cedar Tree	25'+ Tall 6" Caliper	TO REMAIN TO REMAIN					
2651	Tree	14" Caliper	TO REMAIN					
2652	Tree	6" Caliper	TO REMAIN					
2653 2654	Tree Tree	6" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2657	Tree	16" Caliper	TO REMAIN					
2658	Tree	6" Caliper	TO REMAIN					
2659 2660	Tree Tree	14" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2661	Tree	10" Caliper	TO REMAIN					
2662	Tree	16" Caliper	TO REMAIN					
2663 2664	Tree Tree	14" Caliper 12" Caliper	TO REMAIN TO REMAIN					
2666	Cedar	25'+ Tall	TO REMAIN					
2667 2668	Cedar Tree	25' Tall 12" Caliper	TO REMAIN TO REMAIN					
2669	Tree	8" Caliper	TO REMAIN					
2670	Tree	8" Caliper	TO REMAIN					
2671 2672	Cedar Tree	25'+ Tall 12" Caliper	TO REMAIN TO REMAIN					
2673	Cedar	25'+ Tall	TO REMAIN					
2674	Cedar	25'+ Tall	TO REMAIN					
2675 2676	Tree Cedar	8" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2677	Cedar	25'+ Tall	TO REMAIN					
2678 2679	Cedar	25'+ Tall	TO REMAIN					
2680	Cedar Tree	25'+ Tall 12" Caliper	TO REMAIN TO REMAIN					
2681	Cedar	25'+ Tall	TO REMAIN					
2682 2683	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2684	Cedar	25'+ Tall	TO REMAIN					
2685	Cedar	25'+ Tall	TO REMAIN					
2686 2687	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2688	Tree	8" Caliper	TO REMAIN					
2689	Cedar	25'+ Tall	TO REMAIN					
2690 2691	Tree Tree	8" Caliper 8" Caliper	TO REMAIN TO REMAIN					
2692	Cedar	25'+ Tall	TO REMAIN					
2693	Tree	10" Caliper	TO REMAIN					
2695 2696	Cedar Cedar	25'+ Tall 18' Tall	TO REMAIN TO REMAIN					
2697	Cedar	25'+ Tall	TO REMAIN					
2698 2699	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2700	Tree	8" Caliper	TO REMAIN					
2907	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2908 2909	Cedar Cottonwood	25'+ Tall 10" Caliper	TO BE REMOVED TO BE REMOVED		n	n	n	4 0
2910	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2911	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2912 2913	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2915	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2917	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2918 2919	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4 4
2920	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2921	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2923 2924	Cedar Cottonwood	25'+ Tall 6" Caliper	TO BE REMOVED	3	n n	n n	n n	4 0
2925	Bois D' Arc	6" Caliper	TO BE REMOVED	3	n	n	n	0
2931	Cottonwood	16" Caliper 25'+ Tall	TO BE REMOVED	3	n	n	n	0
2932 2933	Cedar Cedar	25+ Tall	TO BE REMOVED		n n	n n	n n	4
2934	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2935 6001	Tree Cedar	12" Caliper 25'+ Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
6002	Cedar	25+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
6003	Cedar	25'+ Tall	TO REMAIN					
6004 6005	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4 4
6006	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6007	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6008 6009	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
6010	Cedar	25'+ Tall	TO REMAIN	•				
6011	Cedar	25'+ Tall	TO BE REMOVED	4	-	u-		4
6012 6013	Cedar Cedar	25' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
6014	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6015 6016	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
6016	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
6018	Cedar	25'+ Tall	TO REMAIN	4	n	n	n	
6019 6020	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4 4
6020	Cedar	25'+ Tall 21' Tall	TO BE REMOVED					4
6022	Cedar	25' Tall	TO BE REMOVED					4
6023 6024	Cedar Cedar	23' Tall 24' Tall	TO BE REMOVED TO BE REMOVED					4 4
6025	Cedar	24' Tall 24' Tall	TO BE REMOVED					4
6026	Cedar	25' Tall	TO BE REMOVED					4
6027 6028	Cedar Cedar	25' Tall 25'+ Tall	TO BE REMOVED		n	n	n	4 4
6029	Cedar	25+ Tall 25' Tall	TO REMAIN					
6030	Cedar	23' Tall	TO BE REMOVED					4
6031 6032	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
6033	Cedar	25'+ Tall	TO REMAIN					
6034	Cedar	25'+ Tall	TO BE REMOVED					4
6035 6036	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
6037	Cedar	25'+ Tall	TO REMAIN					
6038	Cedar	25'+ Tall	TO REMAIN					

No.	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
6039	Cedar	25'+ Tall	TO REMAIN					
6040	Cedar	25'+ Tall	TO REMAIN					1150
6041	Cedar	25'+ Tall	TO BE REMOVED					4
6042	Hackberry	12" Caliper	TO REMAIN					
6043	Hackberry	12" Caliper	TO REMAIN					
6044	Green Ash	8" Caliper	TO REMAIN					
6045	Hackberry	10" Caliper	TO REMAIN					
6046	Hackberry	10" Caliper	TO REMAIN					
6047	Gulf Black Willow	12" Caliper	TO REMAIN					
6048	Gulf Black Willow	10" Caliper	TO REMAIN					
6049	Cottonwood	10" Caliper	TO REMAIN					
6050	Green Ash	6" Caliper	TO REMAIN					
6051	Cottonwood	6" Caliper	TO BE REMOVED	3	n	n	n	0
6052	Hackberry	12" Caliper	TO BE REMOVED	2	n	n	n	0
6053			TO BE REMOVED	1				0
	Hackberry	8" Caliper			n 	n	n	
6054	Green Ash	6" Caliper	TO BE REMOVED	2	n	n	У	0
6055	American Elm	6" Caliper	TO BE REMOVED	4	n	n	n	9
6056	Hackberry	6" Caliper	TO BE REMOVED	2	n	n	n	0
6057	Hackberry	12" Caliper	TO BE REMOVED	3	n	n	n	0
6058	Hackberry	8" Caliper	TO BE REMOVED	2	n	n	у	0
6059	Hackberry	6" Caliper	TO BE REMOVED	2	n	n	n	0
6060	Hackberry	12" Caliper	TO REMAIN					
6061	Cedar Elm	12" Caliper	TO REMAIN					
6062	Hackberry	6" Caliper	TO REMAIN					
6063	Hackberry	10" Caliper	TO REMAIN					
6064	American Elm	8" Caliper	TO REMAIN					
6065	Cedar Elm	8" Caliper	TO REMAIN					
	Cedar	25'+ Tall						
6066	100, 52, 50,000		TO REMAIN					
6067	American Elm	10" Caliper	TO REMAIN					
6068	Hackberry	6" Caliper	TO REMAIN					
6069	Hackberry	6" Caliper	TO REMAIN					
6070	Cottonwood	10" Caliper	TO BE REMOVED	3	n	n	n	0
6071	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6072	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6073	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6074	Hackberry	10" Caliper	TO BE REMOVED	1	n	n	n	0
6075	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6076	American Elm	10" Caliper	TO BE REMOVED	4	n	n	n	10
6077	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
	-	·		3				
6078	Hackberry	6" Caliper	TO BE REMOVED		n	n	n	0
6079	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6080	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6081	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6082	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6083	Hackberry	10" Caliper	TO BE REMOVED	3	n	n	n	0
6084	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6085	Hackberry	6" Caliper	TO BE REMOVED					0
6086	Hackberry	6" Caliper	TO BE REMOVED					0
6087	Hackberry	6" Caliper	TO BE REMOVED					0
6088	Cedar	12" Caliper	TO REMAIN					U
	100000000000000000000000000000000000000							
6089	Cedar	10" Caliper	TO REMAIN					
6090	Cedar	12" Caliper	TO REMAIN	,				
6091	American Elm	8" Caliper	TO BE REMOVED	4	n	n	n	8
6092	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6093	Hackberry	6" Caliper	TO BE REMOVED					0
6094	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6095	Green Ash	10" Caliper	TO BE REMOVED	2	n	n	у	0
6096	Cedar	6" Caliper	TO BE REMOVED	4	n	n	n	4
6097	Cottonwood	22" Caliper	TO BE REMOVED	3	n	n	n	0
6098	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6099	Cedar	25'+ Tall	TO BE REMOVED					4
	1500-1510-151			4	n	n	n	
6100	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
Γotal Mitig Γotal Mitig Mitigation		ded - (72) 4" cal. t lining 0% max. = 345 Ind	rees ches @ \$100.00 / in	ch)				2,0 2 1,7 \$34,540.
	nase for Parks and							\$82,436.
otal Alter	native Tree Mitiga	tion Settlement						\$116,976.
		rovided by and co		. of Doolous I	Diamaina	Do no reference not	0004	φ110,9 <i>1</i>

BELLE

12801 N. Central Expy Suite 1760 Dallas, Texas 75243 (214) 865-7192

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



TREE
PRESERVATION
NOTES



DATE:

March 26, 2025

TO:

Dnyanada Nevgi

811 S Central Expressway

Suite 306

Richardson, Texas 75080

CC:

Rajesh Malviya

12050 Research Road

Suite 9305

Frisco, Texas 75033

FROM:

Bethany Ross, Planner

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT:

MIS2025-005; Exception to the Residential Adjacency Standards

To whom it may concern:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 25, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) Any construction resulting from the approval of this <u>Miscellaneous Case</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On March 25, 2025 the Planning and Zoning Commission approved a motion to approve the Exception by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6488.

Sincerely.

Bethany Ross, Planner

City of Rockwall Planning and Zoning Department



Re: Pinnacle Montessori of Rockwall New Construction Projects

From Ross, Bethany

bross@rockwall.com>

Date Mon 3/24/2025 12:52 PM

To Shriynashu Kumar <pm1@srclandbuilding.com>

Cc Dnyanada Nevgi <pm@srclandbuilding.com>; Alex Freeman <afreeman@pinnaclemontessori.com>; Herkiran Kaur <pm2@srclandbuilding.com>

Yes the comments are informational. No, you do not need to bring anything.

Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

From: Shriynashu Kumar <pm1@srclandbuilding.com>

Sent: Monday, March 24, 2025 11:54 AM **To:** Ross, Bethany
 Sent: Monday, March 24, 2025 11:54 AM

Cc: Dnyanada Nevgi <pm@srclandbuilding.com>; Alex Freeman <afreeman@pinnaclemontessori.com>; Herkiran Kaur <pm2@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Hi Bethany

Please let me know if all comments are informational only. Also, do we need to carry anything in the meeting?

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Mon, Mar 24, 2025 at 8:55 PM Shriynashu Kumar < pm1@srclandbuilding.com > wrote:

Good morning Bethany,

Please disregard my last email. We got the comments letter.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Mon, Mar 24, 2025 at 8:41 PM Shriynashu Kumar < pm1@srclandbuilding.com > wrote:

Good morning Bethany,

I hope you are doing well.

Please let me know if there are any comments on our variance submittal?

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Wed, Mar 19, 2025 at 12:57 AM Ross, Bethany < bross@rockwall.com> wrote:

March 25 at 6 pm. Comments will be sent out Friday.

Bethany Ross Planner City of Rockwall 972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Tuesday, March 18, 2025 2:09 PM **To:** Ross, Bethany < bross@rockwall.com>

Cc: Dnyanada Nevgi <pm@srclandbuilding.com>; Alex Freeman <afreeman@pinnaclemontessori.com>; Herkiran Kaur <pm2@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

We have submitted the variance for screening on March 14th. Please let me know the P&Z meeting date and time.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Fri, Mar 7, 2025 at 2:08 AM Ross, Bethany < bross@rockwall.com> wrote:

Shriynashu,

One 24"x36" copy and a digital copy will suffice.

Thank you, Bethany Ross Planner

City of Rockwall 972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar <pm1@srclandbuilding.com>

Sent: Thursday, March 6, 2025 2:20 PM **To:** Ross, Bethany < <u>bross@rockwall.com</u>>

Cc: Dnyanada Nevgi pm@srclandbuilding.com; Alex Freeman <afreeman@pinnaclemontessori.com</pre>; Herkiran Kaur pm2@srclandbuilding.com

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

How many copies do we need to submit for the variance?

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com

On Sat, Feb 1, 2025 at 12:40 AM Ross, Bethany < <u>bross@rockwall.com</u>> wrote:

Shrivnashu,

Yes, all you will need to submit is the application, site plan, landscape plan, variance letter, and a check for the fee (\$100).

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Friday, January 31, 2025 12:12 PM

To: Ross, Bethany < bross@rockwall.com >

Cc: Dnyanada Nevgi <pm@srclandbuilding.com>; Alex Freeman ; Herkiran Kaur <pm2@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

Thank you for the clarification.

I wanted to check regarding the variance submission for the Screen Wall. Do we need to submit only the revised sheets, such as the Landscape Plans, Site Plan, and variance letter, or the entire set as mentioned below? Since we are not making any changes to the photometric plans or elevations, I wanted to confirm what is required.

Please let me know how we should proceed.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- | PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
 | SITE PLAN. | I ALMOSCAPE PLAN. | I TRESSCAPE PLAN. | I TRESSCAPE PLAN. | I TRESSCAPE PLAN. | I TRESSCAPE PLAN. | BUILDING SELEVATIONS.

 Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24* x 36*, arranged into sets, and be folded to a 9* x 12* Tri-Fold with the project title or identifier facing out.
 | PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11*x 17*). See the Material Sample Board Design Guidelines in this development packet. |
 | VARIANCE REQUEST LETTER. The letter must indicate the variance bing requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- [] APPLICATION AND APPLICATION FEE.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Thu, Jan 30, 2025 at 10:44 PM Ross, Bethany < bross@rockwall.com> wrote:

Shriynashu,

It is 20-feet. I apologize, I was thinking the building was larger than 25,000 SF in which the code requires 25-foot buffer. See code below.



(4) Residential Adjacency Standards. Where the property mmediately abuts a residential zoning district or residentially used property – unless separated by an MDI (major collector, four [4] lane, divided roadway) or larger thoroughfare — a minimum 25-60t wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF in area, a minimum of a 50-foot wide landscaped buffer for buildings with a building footprint of 50,000 SF or greater. This shall be in place of the buffer required by Subsection 502, Landscape. Screening, of Article 38, Landscape and Fence Standards. The landscaped buffer must include a combination of berm and evergenes hirtus in addition to the requirements of Subsection 5.02, Landscape Screening of Article 08, Landscape and Fence Standards. Planting may be grouped if approved by the Planning and Zoling Commission.

The 20-foot measurement you are referring to pertains to the required spacing between canopy trees (20 feet on-center).

Please let me know if you have any questions or need further clarification.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Wednesday, January 29, 2025 4:55 PM

To: Ross, Bethany < bross@rockwall.com >

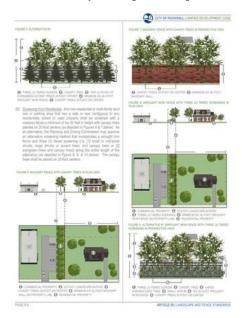
 $\textbf{Cc:} \ Dnyanada \ Nevgi < \underline{pm@srclandbuilding.com} >; \ Alex \ Freeman < \underline{afreeman@pinnaclemontessori.com} >; \ Herkiran \ Kaur \ Alex \ Freeman < \underline{afreeman@pinnaclemontessori.com} >; \ Herkiran \ Kaur \ Alex \ Freeman < \underline{afreeman@pinnaclemontessori.com} >; \ Herkiran \ Kaur \ Alex \ Alex \ Freeman < \underline{afreeman@pinnaclemontessori.com} >; \ Herkiran \ Kaur \ Alex \ Alex$

<pm2@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Hi Bethany,

For the proposed 3-tiered landscape buffer with an iron fence as a screen wall, the UDC mentions a requirement of 20'. We currently have a 20' landscape buffer on that side. Would this be acceptable for the variance, or would any additional requirements need to be met? Please let me know your thoughts. Looking forward to your guidance on this. Please see the attached screenshot for your reference.



Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

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pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Wed, Jan 29, 2025 at 12:00 AM Ross, Bethany < bross@rockwall.com wrote:

Shriynashu,

- 1. All walls 18" or taller shall be either rock or stone. This is a requirement of the City Engineering department's Standards of Design and Construction.
- 2 25 feet
- 3. Yes, any alternative screening method different than what you currently have and were approved for, will need to be approved by the Planning and Zoning Commission.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Tuesday, January 28, 2025 12:15 PM

To: Ross, Bethany < <u>bross@rockwall.com</u>>

Cc: Dnyanada Nevgi <pm@srclandbuilding.com>; Alex Freeman afreeman@pinnaclemontessori.com; Herkiran Kaur <pm2@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

Please disregard my last email.

I have a few queries regarding the screening wall:

- 1. Can we provide a precast concrete wall for screening purposes?
- 2. If we want to provide a landscape buffer with a wrought iron fence and a 3-layered landscape (as mentioned in the UDC), what will be the width of the buffer?
- 3. Would we need to apply through a variance?

Your guidance on these matters would be greatly appreciated. Please let me know if additional documentation or details are required for clarification.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Tue, Jan 28, 2025 at 11:34 PM Shriynashu Kumar < pm1@srclandbuilding.com > wrote:

Good afternoon Bethany,

I hope you are doing well.

I have a few queries regarding the screening wall:

- 1. Can we provide precast concrete wall for screening purposes?
- 2. If we want to provide a landscape buffer with a wrought iron fence and a 3-layered landscape (as mentioned in the UDC), would we need to apply through a variance?

Your guidance on these matters would be greatly appreciated. Please let me know if additional documentation or details are required for clarification.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Wed, Jan 22, 2025 at 7:34 PM Ross, Bethany < bross@rockwall.com> wrote:

Good morning Shriynashu,

Any changes to the site plan or landscape plan will need to go to the Planning and Zoning Commission for approval. The next submittal date is February 14, 2025 and the process usually takes 2-4 weeks depending on the request.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Tuesday, January 21, 2025 3:14 PM

To: Ross, Bethany < bross@rockwall.com>

Cc: Dnyanada Nevgi <pm@srclandbuilding.com>; Alex Freeman afreeman@pinnaclemontessori.com; Herkiran Kaur <pm2@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

I hope you're doing well.

I wanted to check: if we want to change the screening wall from masonry, would it be possible to provide a landscape buffer or a pre-cast concrete wall instead?

Could you please let me know the process and review timeline for making this change? I have attached a screenshot from the Development Manual for your reference.

Looking forward to your guidance.

(B) Screening from Residential. Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers (as depicted in Figures 6 & 7 below). As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency (as depicted in Figure 8, 9, & 10 below). The canopy trees shall be placed on 20-foot centers.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

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pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Fri, Dec 13, 2024 at 11:01 PM Ross, Bethany < bross@rockwall.com> wrote:

Good morning, Shriynashu,

This looks satisfactory from my perspective. However, our system is currently down, and I am unable to provide my formal approval through the permit process at this time. I will proceed with the approval as soon as the system is operational again.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Friday, December 13, 2024 10:59 AM **To:** Ross, Bethany < bross@rockwall.com>

Cc: Dnyanada Nevgi < pm@srclandbuilding.com >; Alex Freeman < afreeman@pinnaclemontessori.com >

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

I hope you are doing well.

I am unable to upload the revisions for PMA Rockwall daycare and shell building. Please see the dropbox link below for the revised building plan set, response letter and related documents. Please let me know the timeline of the review.

PMA Rockwall Daycare Resubmittal (COM2024-5847). PMA Rockwall Shell Resubmittal (COM2024-5853).

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Wed, Nov 27, 2024 at 12:52 AM Ross, Bethany < bross@rockwall.com > wrote:

Hi Shriynashu,

Yes that is the only comment for both buildings.

Thank you, Bethany Ross

Planner

City of Rockwall 972.772.6488 Office bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Tuesday, November 26, 2024 12:38 PM **To:** Ross, Bethany < bross@rockwall.com>

Cc: Dnyanada Nevgi <<u>pm@srclandbuilding.com</u>>; Alex Freeman <<u>afreeman@pinnaclemontessori.com</u>>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

I hope you are doing well.

Can you please confirm if this is the only comment on our building permit submittal?

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Mon, Oct 21, 2024 at 10:00 PM Shriynashu Kumar < pm1@srclandbuilding.com > wrote:

Received, thank you.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Mon, Oct 21, 2024 at 9:57 PM Ross, Bethany < bross@rockwall.com> wrote:

See attached.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com >

Sent: Wednesday, October 16, 2024 11:57 AM

 $\textbf{To:} \ Ross, \ Bethany < \underline{bross@rockwall.com} >; \ Planning < \underline{planning@rockwall.com} >; \ Miller, \ Ryan < \underline{RMiller@rockwall.com} >; \ Miller@rockwall.com >; \ Mill$

Cc: Dnyanada Nevgi < pm@srclandbuilding.com >

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Hi,

We have submitted our Site Plan for Pinnacle Montessori Academy of Rockwall to be signed in the P & Z meeting. Can you please send the scanned copy of the signed plan? We have a pre-con meeting scheduled for tomorrow and we need to include the signed site plan in the Engineering set for this meeting.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com

On Tue, Oct 15, 2024 at 9:09 PM Shriynashu Kumar < pm1@srclandbuilding.com > wrote:

Good morning Bethany,

I just wanted to confirm our site plan is getting signed today in the meeting and please send the signed plan at your earliest convenience.

Thank you for your help.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Mon, Sep 30, 2024 at 11:45 PM Ross, Bethany < bross@rockwall.com> wrote:

Shriynashu,

We just need one copy. We will get it signed at the October 15th P&Z meeting. I will send it in PDF as soon as I can.

Thank you, Bethany Ross Planner City of Rockwall

972.772.6488 Office

bross@rockwall.com City of Rockwall - Planning & Zoning

From: Shriynashu Kumar <pm1@srclandbuilding.com>

Sent: Monday, September 30, 2024 11:09 AM **To:** Ross, Bethany < br/>
bross@rockwall.com >

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

I have one more question. How many copies of the site plan will be needed and will we be getting the signed site plan after the P & Z meeting on the 15th or can we get that before the meeting?

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Mon, Sep 30, 2024 at 9:16 PM Ross, Bethany < bross@rockwall.com> wrote:

Shriyanshu,

Just the Site Plan will be fine. All landscaping will need to be completed during the first phase. The next P&Z meeting is October 15.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com >

Sent: Monday, September 30, 2024 10:37 AM **To:** Ross, Bethany <<u>br/>bross@rockwall.com</u>>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

Do we need to submit the whole set or just the site plan will do? Because we are just marking the driveway of the vacant lot for future development. Also, when will the next P&Z meeting be?

Regards, Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Mon, Sep 30, 2024 at 6:53 PM Ross, Bethany < bross@rockwall.com > wrote:

Shriyanshu,

That works. Please provide hard copies of the updated site plan set so we can have it signed.

Thank you, Bethany

Get Outlook for iOS

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Friday, September 27, 2024 3:12:51 PM

To: Ross, Bethany < <u>bross@rockwall.com</u>>

 $\begin{tabular}{ll} \textbf{Cc:} Tina Sanghrajka < $$\underline{tina@omegadesignllc.com}$$; Dnyanada Nevgi < $$\underline{pm@srclandbuilding.com}$$; Alex Freeman < $$\underline{afreeman@pinnaclemontessori.com}$$; Amir M.nasab < $$\underline{civil@omegadesignllc.com}$$$; Ruth Rodriguez $$$$

<construction@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

As our loan does not cover future development. We have decided to not build the fire lane access in the vacant lot (5b), it will be for future development. We have coordinated with the engineering and fire department regarding this and they said that we need a revised signed site plan from the Planning Department. I have attached the revised site plan for your review. We will be sending a full size printed copy of the site plan to your office by early next week for signature.

See the email from Jonathan below for your reference.

Inttps://linkprotect.cudasvc.com/url? a=https%3a%2f%2flh3.googleusercontent.com%2fcm%2fAGPWSu-JH56FsOhg008qSLUN8QKNuI2Gy4E5LMImCEILZpfN_ZPX0JHx8JzXkeEf5Oywj5kUWg%3ds40-p&c=E,1,3Vk6OI1HFRMR635fRcP-9KHXBd7V2Lzt9DRdTxgUpWOwcZ9RID_ptm-

2L5PQffweUbk7P3tlGjN4nkislzHxK6cQPww S Pfn7QPS5B8D9lOjP2M8RZSdtSPu o,&typo=1

Browning, Jonathan

to Madelyn, Luciana, Mohammad, Shackile, me, Dnyanada, Alex, Amir

https://mail.google.com/mail/u/0/images/cleardot.gif

ΑII,

The secondary access and fire lane across the property does not have to be installed at this time. Revised engineering plans will be required to be printed, and a revised site plan sent to the Planning and Zoning Department to sign.

Please note, that if the creek crossing is not installed at this time, a revised study may be required in future depending on timing and design requirements at time of construction.

Thank you,

Jonathan Browning, P.E. CFM Assistant City Engineer

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Thu, Aug 29, 2024 at 2:31 AM Ross, Bethany < bross@rockwall.com> wrote:

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar <pm1@srclandbuilding.com>

Sent: Wednesday, August 28, 2024 3:10 PM **To:** Ross, Bethany < <u>bross@rockwall.com</u>>

Cc: Tina Sanghrajka < tina@omegadesignllc.com >; Dnyanada Nevgi < pm@srclandbuilding.com >; Alex Freeman

 $<\!\underline{afreeman@pinnaclemontessori.com}\!\!>; Amir\ M.nasab <\!\underline{civil@omegadesignllc.com}\!\!>; Ruth\ Rodriguez$

<construction@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

Can you please send the approved and signed site plan set, so that we can include that in our engineering resubmittal?

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Wed, Aug 28, 2024 at 12:24 AM Ross, Bethany < bross@rockwall.com > wrote:

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar <pm1@srclandbuilding.com>

Sent: Tuesday, August 27, 2024 1:37 PM

To: Ross, Bethany < bross@rockwall.com >

 $<\!\!\underline{afreeman@pinnaclemontessori.com}\!\!>; Amir\ M.nasab<\!\underline{civil@omegadesignllc.com}\!\!>; Ruth\ Rodriguez$

<construction@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

The attached letter says \$166,976.56 but the Tree Mitigation Fee should be \$116,976.56. Can you please correct it in the site approval letter. i.e. (\$82,476.56+\$34,500) = \$116,976.56.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Tue, Aug 27, 2024 at 11:11 PM Shriynashu Kumar < pm1@srclandbuilding.com > wrote:

Bethany

Thank you for the clarification.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Tue, Aug 27, 2024 at 11:09 PM Ross, Bethany < bross@rockwall.com> wrote:

You do not need to replat. That is a standard comment we put on every site plan. Since you are not changing any easements, your previous replat will work.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Tuesday, August 27, 2024 11:51 AM

To: Ross, Bethany < bross@rockwall.com>

Cc: Tina Sanghrajka <<u>tina@omegadesignllc.com</u>>; Dnyanada Nevgi <<u>pm@srclandbuilding.com</u>>; Alex Freeman <<u>afreeman@pinnaclemontessori.com</u>>; Amir M.nasab <<u>civil@omegadesignllc.com</u>>; Ruth Rodriguez <<u>construction@srclandbuilding.com</u>>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Since we are not adding, removing or changing any easement on the plat or site plan. Please let me know why we need to replat. We got the comment to replat on site plan comments as well as on site approval notice.

I checked with engineering team, their reply is below:

https://lh3.googleusercontent.com/cm/AGPWSu_CXg5YGLL1tbggRXatu337chtQRU821VPVLL-ogQhaX3l4qXg=s40-p

Price, Madelyn

https://mail.google.com/mail/u/0/images/cleardot.gif https://mail.google.com/mail/u/0/images/cleardot .gif

to me, Luciana, Alex, Firoze, Dnyanada, Jonathan, Mohammad, Amir

https://mail.google.com/mail/u/0/images/cleardot.gif

Hi Shriynashu,

If you are not changing any easements from the existing approved plat (which it does not appear you are) you can simply include the existing approved and recorded plat. If you are changing any easements you would need to replat.

Thank you,

Madelyn Price, P.E.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Tue, Aug 27, 2024 at 9:31 PM Ross, Bethany < bross@rockwall.com> wrote:

Shriynashu,

We will get it signed tonight. I will send a pdf once it is signed but we do not release the signed hard copy.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Tuesday, August 27, 2024 10:58 AM **To:** Ross, Bethany <<u>bross@rockwall.com</u>>

Cc: Tina Sanghrajka < tina@omegadesignllc.com; Dnyanada Nevgi < pm@srclandbuilding.com; Alex Freeman < afreeman@pinnaclemontessori.com; Amir M.nasab < civil@omegadesignllc.com; Ruth

Rodriguez < construction@srclandbuilding.com >

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

I hope you have a P & Z meeting today and the site plan will be signed. Please let me know once the site plan is signed and ready to pick.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Fri, Aug 16, 2024 at 9:28 PM Ross, Bethany < bross@rockwall.com > wrote:

The City Secretary has not posted it yet. It will be posted by 5 PM today. I have the same access to the agenda.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Friday, August 16, 2024 10:44:07 AM **To:** Ross, Bethany < bross@rockwall.com>

Cc: Tina Sanghrajka < tina@omegadesignllc.com; Dnyanada Nevgi < pm@srclandbuilding.com; Alex Freeman < afreeman@pinnaclemontessori.com; Amir M.nasab < civil@omegadesignllc.com; Ruth

Rodriguez < construction@srclandbuilding.com >

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Can you please send me the agenda for 19th, I am not able to find it, the last date it is showing is for 08/05

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com

On Fri, Aug 16, 2024 at 7:45 PM Ross, Bethany < bross@rockwall.com > wrote:

The meeting starts at 6 P.M.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com >

Sent: Friday, August 16, 2024 9:11 AM **To:** Ross, Bethany < bross@rockwall.com>

 $\begin{tabular}{ll} \textbf{Cc:} Tina Sanghrajka < $$\underline{tina@omegadesignllc.com}$$; Dnyanada Nevgi < $$\underline{pm@srclandbuilding.com}$$; Alex Freeman < $$\underline{afreeman@pinnaclemontessori.com}$$; Amir M.nasab < $$\underline{civil@omegadesignllc.com}$$; Ruth $$$$

Rodriguez < construction@srclandbuilding.com >

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

Can you please recommend a time for us for the council meeting?

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

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On Wed, Aug 14, 2024 at 11:59 PM Ross, Bethany < bross@rockwall.com > wrote:

Good Morning,

Thank you for your patience last night. It was one of the longest meetings we've had in years.

Yes, the City Council meeting will be at 6 p.m. on Monday, August 19, 2024. You do not need to bring anything to the meeting just be available to answer any questions.

I received the hard copy of your site plan from Ryan and will get it signed at the next Planning and Zoning meeting.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Wednesday, August 14, 2024 11:50 AM

To: Ross, Bethany < <u>bross@rockwall.com</u>>

Cc: Tina Sanghrajka < tina@omegadesignllc.com >; Dnyanada Nevgi < pm@srclandbuilding.com >;

 $Alex\ Freeman\ <\underline{afreeman@pinnaclemontessori.com}{>};\ Amir\ M.nasab\ <\underline{civil@omegadesignllc.com}{>};$

 $Ruth\ Rodriguez\ <\underline{construction} \underline{@srclandbuilding.com} >$

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

Thank you for having us in the meeting yesterday.

Also, can you confirm the council meeting date is 19th August? Also, let me know the timing of our meeting once confirmed and documents we need to carry out in the meeting.

Please let me know when we can get the approved and signed site plan permit.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Wed, Aug 14, 2024 at 1:50 AM Shriynashu Kumar < pm1@srclandbuilding.com > wrote:

Bethany,

Please see the updated elevations attached.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com.

On Wed, Aug 14, 2024 at 1:22 AM Ross, Bethany < bross@rockwall.com > wrote:

Shrivnashu

I am still unable to get the phone to go through for your number. 385 S Goliad Rockwall Texas 75087 is the correct address.

Thank you, Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Thursday, August 8, 2024 5:05 PM **To:** Ross, Bethany < bross@rockwall.com>

Cc: Tina Sanghrajka < tina@omegadesignllc.com >; Dnyanada Nevgi

<pm@srclandbuilding.com>; Alex Freeman <a freeman@pinnaclemontessori.com>; Amir
M.nasab <civil@omegadesignllc.com>; Ruth Rodriguez <construction@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

See attached letter below.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Fri, Aug 9, 2024 at 12:30 AM Ross, Bethany < bross@rockwall.com> wrote:

Shriynashu,

I am tied up all afternoon. All you need to do is change the date of the variance letter you provided in 2020. See attached.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar <pm1@srclandbuilding.com>

Sent: Thursday, August 8, 2024 1:57 PM

To: Ross, Bethany < bross@rockwall.com >

 $\textbf{Cc:} \ \mathsf{Tina} \ \mathsf{Sanghrajka} \ < \underline{\mathsf{tina@omegadesignllc.com}} \mathsf{>}; \ \mathsf{Dnyanada} \ \mathsf{Nevgi}$

 $$$ <\underline{pm@srclandbuilding.com}>; Alex Freeman <\underline{afreeman@pinnaclemontessori.com}>; Amir \\ M.nasab <\underline{civil@omegadesignllc.com}>; Ruth Rodriguez <\underline{construction@srclandbuilding.com}>$

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Can we have a quick virtual meeting today? I will send an invite, please let me know your availability.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Fri, Aug 9, 2024 at 12:21 AM Ross, Bethany < bross@rockwall.com> wrote:

Tina - Great, thank you.

@Shriynashu Kumar Yes, the variance letter is still required. The updates Tina made did not take away the building articulation variances. Your compensatory measures are strong though so I do not see it being an issue for the Planning and Zoning Commission. I just need the letter today.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Tina Sanghrajka < tina@omegadesignllc.com >

Sent: Thursday, August 8, 2024 12:09 PM **To:** Ross, Bethany <<u>bross@rockwall.com</u>>

Cc: Shriynashu Kumar < pm1@srclandbuilding.com>; Dnyanada Nevgi

<pm@srclandbuilding.com>; Alex Freeman <afreeman@pinnaclemontessori.com>; Amir

M.nasab < civil@omegadesignllc.com">com; Ruth Rodriguez

<construction@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany

Pls see attached elevations that indicate roof deck height in dashed line. and as I mentioned earlier, the parapet height varies from 5'-11'.

We will try to send colored elevation if needed.

Thanks

Tina

On Thu, Aug 8, 2024 at 11:33 AM Ross, Bethany < bross@rockwall.com> wrote:

Tina,

Our code mandates that a parapet must be installed around the building, regardless of the presence of RTUs. Therefore, both building elevations need to be updated to reflect this requirement.

If you require additional time to make these updates, that is acceptable. However, it is essential that I receive the revised elevations before you submit your application for a building permit.

@Shriynashu Kumar, I urgently need an updated variance letter today to ensure inclusion in the meeting scheduled for the 13th.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Tina Sanghrajka < tina@omegadesignllc.com >

Sent: Thursday, August 8, 2024 10:34 AM

To: Ross, Bethany < bross@rockwall.com >

Cc: Shriynashu Kumar <pm1@srclandbuilding.com>; Dnyanada Nevgi

<pm@srclandbuilding.com>; Alex Freeman <afreeman@pinnaclemontessori.com>; Amir

M.nasab < civil@omegadesignllc.com>; Ruth Rodriguez

<construction@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Thanks for your email.

Retail shell bldg doesn't have RTU designed as yet.

HVAC system in Shell bldg shall be Tenant responsibility depending on their use. Currently we do not have any tenant signed lease.

Tenants would have to comply with the city's RTU screening while they work on finish outs.

At present we have varying parapet height 5' to 11' from the roof deck.

Hope this helps.

Please let me know if you have any questions or concerns.

Appreciate your help.

Regards,

Tina

On Thu, Aug 8, 2024 at 9:49 AM Ross, Bethany < bross@rockwall.com> wrote:

Hi Tina,

Both buildings require the extension of parapets around their perimeters. This roof plan pertains only to the school building. Please provide updated elevations for both structures.

Additionally, I urgently need the variance letter *today*. As mentioned, you may use the previously sent variance letter, updating only the date.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Tina Sanghrajka < tina@omegadesignllc.com >

Sent: Wednesday, August 7, 2024 9:32 PM

To: Ross, Bethany < <u>bross@rockwall.com</u>>

Cc: Shriynashu Kumar < pm1@srclandbuilding.com>; Dnyanada Nevgi

 $<\!\!\underline{pm@srclandbuilding.com}\!\!>; Alex\ Freeman\ <\!\!\underline{afreeman@pinnaclemontessori.com}\!\!>;$

 $Amir\ M.nasab\ <\underline{civil@omegadesignllc.com}{>};\ Ruth\ Rodriguez$

<construction@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Hope you are doing well.

Please review the roof plan.

We have labelled each RTU and its height on roof plan.

RTU- outdoor condenser units on the roof are about 40" in height.

There is a 48" parapet wall all around the bldg.

The parapet wall is finished on all sides as you can see in the colored elevations.

Hope this helps. Pls let us know if you have any questions or concerns.

Appreciate your help.

Regards,

Tina

On Tue, Aug 6, 2024 at 1:41 PM Ross, Bethany < bross@rockwall.com> wrote:

Hi all,

Mail - Ross, Bethany - Outlook

These building elevations still do not meet the projection standards of the UDC. They also do not show how the parapet is extended back and finished on all sides. These are the comments under M.9 of the original comments sent on March 22, 2024. Since the articulation items are an exception, I will still need a letter indicating that you are requesting these exceptions and any compensatory items you are providing. Please see attached original comments for reference.

On another note, the parapet has to extend around the entirety of the building and screen the Roof Top Units (RTU)s to meet the UDC requirements. If you can provide an updated elevation before thursday showing the parapet is extended around the building and the RTUs are screened, that would be great. If not, I can make this a condition of approval in my case memo but I need a letter for the exceptions. If you are still providing the same compensatory items as last time, you can use the same letter (see attached). Just please update the date.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Monday, July 22, 2024 3:31 PM **To:** Ross, Bethany < bross@rockwall.com>

Cc: Tina Sanghrajka < tina@omegadesignllc.com >; Miller, Ryan

< <u>RMiller@rockwall.com</u>>; Dnyanada Nevgi < <u>pm@srclandbuilding.com</u>>; Alex

Freeman <a freeman@pinnaclemontessori.com >; Amir M.nasab

<<u>civil@omegadesignllc.com</u>>; Ruth Rodriguez <<u>construction@srclandbuilding.com</u>>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

- 1. Pay the full tree mitigation balance of \$172,700.
- 2. Pay 20% of the balance (\$34,540) and either plant 345 trees onsite or donate them to the Parks and Recreation department.

Please let me know which option you would like to pursue, so we can include the site plan on the next agenda.

Bethany,

- Out of these 2 options, we are going with the 2nd option i.e. paying 20% of the balance (\$34,540) and either plant 345 trees onsite or donate them to the Parks and Recreation department.
- Please see the attached drawings for articulations.
- Since we are not changing the location of the detention pond,we are good
 with the previously submitted site plan. Please see the attached previously
 submitted site plan for your reference. Please include us in the 30th July P&Z
 meeting. Let me know if anything more is needed.
- The owners of this project want a brief meeting, so can we have a brief
 meeting with you and the Planning Director before the P&Z meeting. Let me
 know your availability.

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner
SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Thu, Jul 18, 2024 at 11:12 PM Ross, Bethany < bross@rockwall.com> wrote:

Yes, see below. The section of the UDC is also listed in comment M.9 of your original project comments.

Thank you, Bethany Ross Planner Mail - Ross, Bethany - Outlook

City of Rockwall 972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Tina Sanghrajka < tina@omegadesignllc.com >

Sent: Thursday, July 18, 2024 12:36 PM

To: Ross, Bethany < bross@rockwall.com >

Cc: Shriynashu Kumar < pm1@srclandbuilding.com>; Miller, Ryan

<<u>RMiller@rockwall.com</u>>; Dnyanada Nevgi <<u>pm@srclandbuilding.com</u>>; Alex

Freeman <a freeman@pinnaclemontessori.com >; Amir M.nasab

< civil@omegadesignllc.com >; Ruth Rodriguez

<construction@srclandbuilding.com>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Hello Bethany,

Can you forward articulation requirements?

We will try to check it on our end and then forward it to you.

Appreciate your help.

Thanks,

Tina

On Thu, Jul 18, 2024 at 10:41 AM Ross, Bethany < bross@rockwall.com> wrote:

Shrivnashu

Can you please provide something that shows the dimensions of the projections? We have a specific calculation that we use to determine articulation and I need those numbers to ensure that the building is in compliance with the articulation standards of the UDC.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

City of Rockwall - Planning & Zoning

From: Shriynashu Kumar < pm1@srclandbuilding.com>

Sent: Thursday, July 18, 2024 10:30 AM

To: Ross, Bethany < bross@rockwall.com >

Cc: Miller, Ryan < RMiller@rockwall.com>; Dnyanada Nevgi

<pm@srclandbuilding.com</pre>>; Alex Freeman

<a href="mailto:; Amir M.nasab

< civil@omegadesignllc.com >; Ruth Rodriguez

<construction@srclandbuilding.com>; Tina Sanghrajka

<<u>tina@omegadesignllc.com</u>>; Sales, Travis <<u>TSales@rockwall.com</u>>

Subject: Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Please see the attached perspective of the building. Please let me know if you have any questions.

Rockwall_Colored Elev.jpg

School 3D View_2.png

Regards,

Shriyanshu Kumar

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

pm1@srclandbuilding.com

201-754-8080

https://srclandbuild.com/

On Wed, Jul 3, 2024 at 12:26 AM Ross, Bethany < bross@rockwall.com> wrote:

Shriynashu,

- Updated plans need to be submitted by July 19, 2024 to make the July 30, 2024 meeting. While you are making those updates, can you also provide a new perspective of the building showing the increased articulation that was mentioned in the response letter?
- Engineering review is on hold until site plan approval due to significant changes if detention is relocated. Current comments will be sent after review, but new plans must be submitted post site plan approval.

Thank you, Bethany Ross Planner City of Rockwall

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